



## STUNNING ILE DE RÉ LISTED PROPERTY, 3 BEDROOMS AND A LOVELY COURTYARD GARDEN

STUNNING ILE DE RÉ  
LISTED PROPERTY, 3  
BEDROOMS AND A  
LOVELY COURTYARD  
GARDEN...



PROPERTY FACT FILE	
REFERENCE	A23872EMU17
PRICE	€ 735,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (700 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	105 m <sup>2</sup>
LAND	74 m <sup>2</sup>
TOWN	Sainte-Marie-de-Ré
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Mains Drains, Close to golf course, Close to the coast
<small>*Price based on current exchange rate which is subject to change</small>	







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This property is located in Sainte Marie de Ré, a nice village with all amenities and lovely sandy beaches on the south part of the island.

La Rochelle airport, train station and historic centre are reachable within 30 minutes but also by bus from the Sainte Marie.

## DESCRIPTIF

Built in the 1800s, behind a majestic gate, this is the last house on the island to have retained its decorative, listed façade.

The house offers an open-plan living space, divided by a central staircase, with plenty of natural light and beautiful parquet flooring. There is a 14.74m<sup>2</sup> lounge, a 25.95m<sup>2</sup> dining room and kitchen and a toilet.

The semi sous-sol comprises an entrance hall (10.5m<sup>2</sup>), two bedrooms (10.30 and 12.43m<sup>2</sup>) and a bathroom with toilet (7.67m<sup>2</sup>). Upstairs you'll find a cosy mezzanine area (8,8m<sup>2</sup>) with a bedroom (8,15m<sup>2</sup>) and a shower room (4.75m<sup>2</sup>).

The exterior is an enclosed courtyard with a pond and a shed offering a beautiful decked terrace to enjoy the Ile de Ré climate most of the year.

Please contact us for further information or to organise a visit.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23872EMU17>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

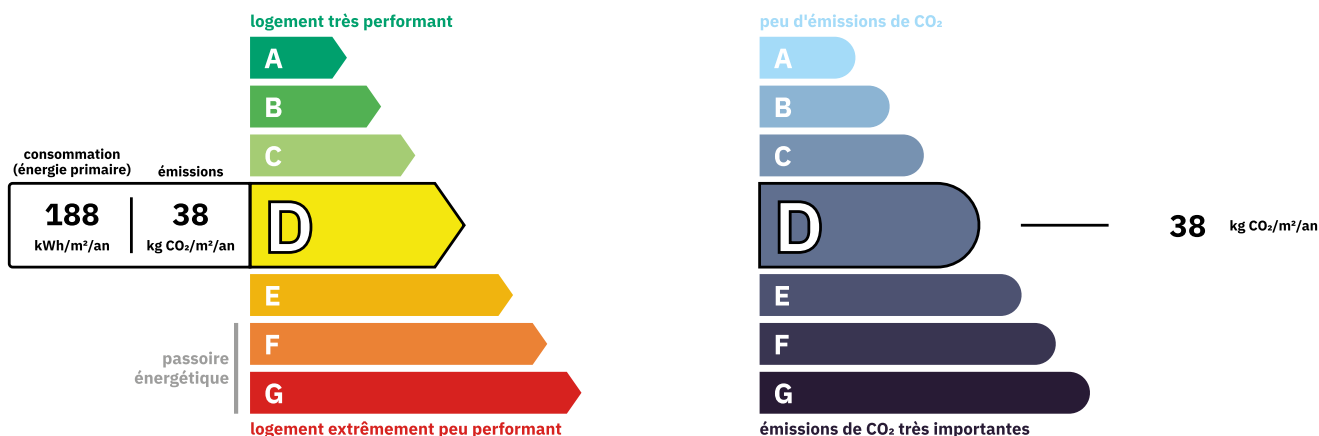
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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 1390 € and 1930€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A23872EMU17  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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