LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING CHARENTAISE, 15 MINUTES TO LA ROCHELLE CITY CENTER AND AIRPORT

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PROPERTY FACT FILE

REFERENCE	A40380EMU17
PRICE	€ 990,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	240 m²
LAND	2615 m²
TOWN	Dompierre-sur-Mer
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change





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Guaranteed to Coup de coeur! Beautifully Renovated Stone charentaise

Just 13 km from the Old Port of La Rochelle and 15 minutes drive from the airport.

DESCRIPTION

Set on a beautiful plot of over 2,600 m², this home unfolds in a peaceful, unoverlooked environment—perfect for relaxation and serenity.
Meticulously maintained, it combines authentic charm, quality materials, and high-end finishes.

* Bright and spacious interiors:

A large, inviting living room partially open to a modern, fully equipped kitchen (59m2)

A bright music or reception room, ideal for entertaining (38m2)

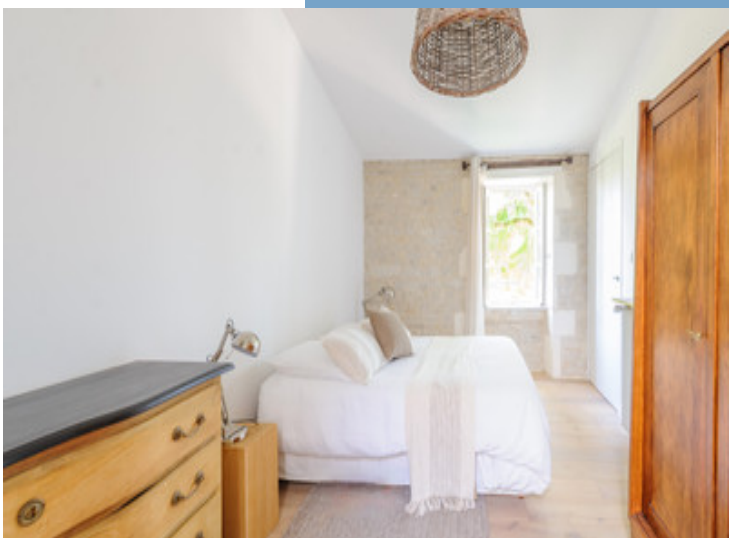


The entire upper floor has been recently and tastefully renovated, blending the charm of traditional features with modern comfort. You'll find four bedrooms, including a master suite of 22m2, offering a warm and welcoming space for family and guests.

The fully enclosed and beautifully landscaped garden enhances the appeal of this exceptional property, feels like Provence in the Charente-Maritime... The swimming lane (16m x 5m) is ideally positioned to enjoy the sun and peaceful surroundings throughout the day.

Practical features:

A garage, spacious driveway, and a converted carport provide multiple parking options.
The land is also zoned as buildable (Uv1), offering exciting potential for future projects.



A rare gem for lovers of stone, space, and nature.
Don't miss this unique opportunity—a true haven just 13 km from the Old Port of La Rochelle.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40380EMU17
COMPLETE FILE AND PHOTO ON REQUEST

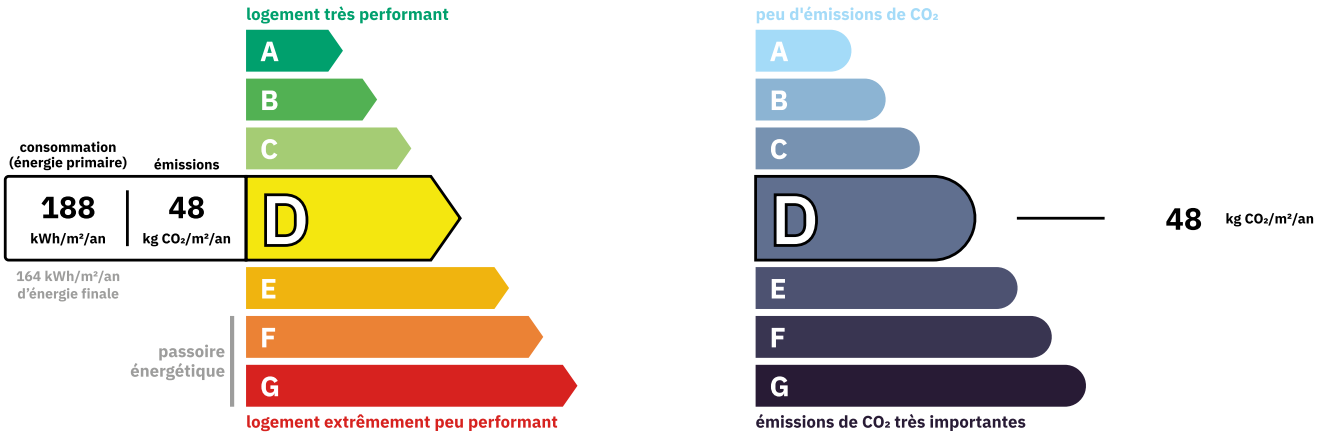
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4820 € and 6560€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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