LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



UNIQUE REAL ESTATE OPPORTUNITY IN SURGÈRES WITH HIGH POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A40459EMU17
PRICE	€ 1,590,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 500 000 EUR hors honoraires)
BEDROOM	20
BATHROOM	12
ACCOMMODATION	820 m²
LAND	7000 m²
TOWN	Surgères
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne, Gite
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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





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- unique
- Stone and tradionnal features
- events
- TGV station
-

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Located in Surgères, this property stands out for its unique character and strong potential for a variety of projects—whether residential, tourism-related, or professional. Its location is a key asset: close to La Rochelle, the Atlantic coast, and the vibrant, fast-growing town center

DESCRIPTION

The main house, offering approximately 350 m² of living space, has been recently renovated to highlight its generous volumes and provide a bright and comfortable living environment.

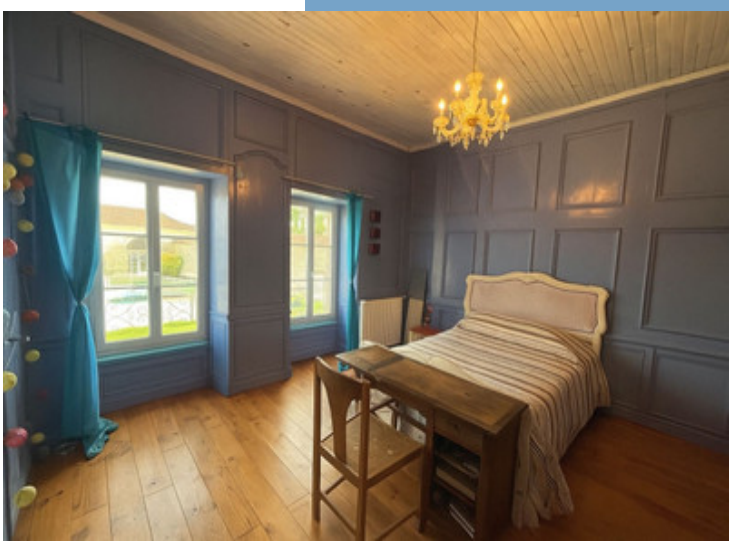
On the ground floor, you'll find an entrance hall, a fully equipped kitchen, a dining room, two living rooms (one of which could be used as a ground-floor bedroom), an office, WC, utility room, boiler room, and a wine cellar.



Upstairs, a large landing leads to six bedrooms and three bathrooms with toilets. The entire property is bright and airy with a functional layout, featuring numerous traditional elements and woodwork that lend great character to this beautiful home.

A rare addition to this property: five independent dwellings have been converted into guest houses, absolutely ideal as holiday rentals. Each unit features a living space with kitchen, dining, and lounge areas, along with 2 to 4 bedrooms, from 66 to 128m2. One of these offers disabled access.

The outbuildings include a magnificent barn with stone arches offering 320m² and equipped with toilets (including one for disabled access) ideal for venues. But also : a workshop, two storehouses and a technical room for the 12 x 6 m heated swimming pool.



The outdoor areas are beautifully landscaped, offering pleasant surroundings both around the pool and the various areas ideal for relaxation and enjoying outdoors.

For more information or to arrange a visit, please don't hesitate to contact us directly.

Information about...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40459EMU17

COMPLETE FILE AND PHOTO ON REQUEST

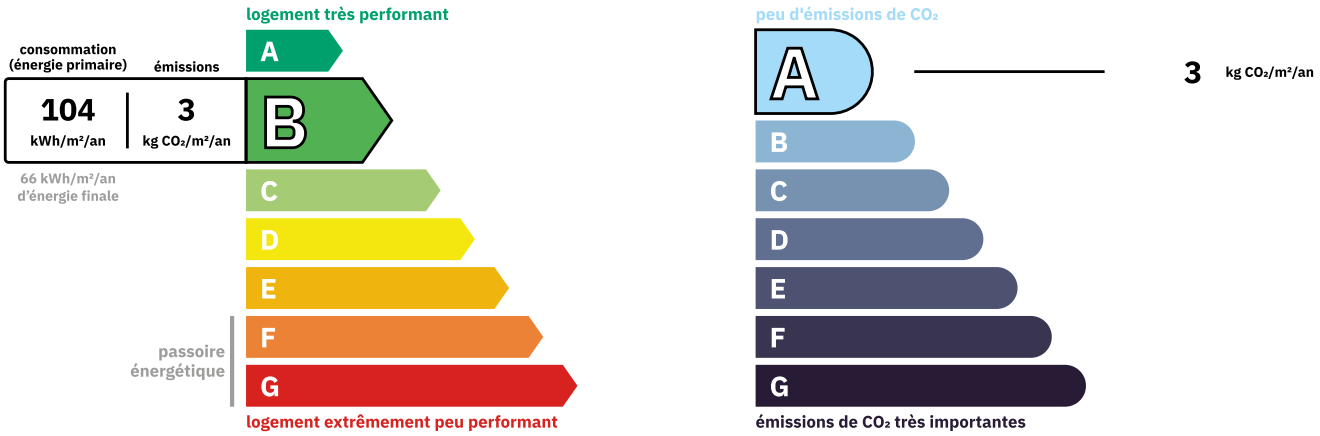
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 2240 € and 3100€ 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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FILE COMPLETE AND PHOTOS ON REQUEST

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