

EXCEPTIONAL VILLA IN ETEL: 10 BEDROOMS, POOL, PORT & BEACHES WITHIN WALKING DISTANCE!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A42629THA56
PRICE	€ 1,289,600 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 240 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	9
ACCOMMODATION	258 m²
LAND	1733 m²
TOWN	Étel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

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





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- A stone's throw from the Etel harbor & beaches.
- 10 bedrooms, including 6 with private bathrooms.
- Covered pool and spacious, bright veranda.
- Independent spaces for guest rooms and gîtes.
- Recent renovations, spacious living areas.

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Contemporary villa of 258 m² living space on a 1733 m² enclosed plot, 1.5 km from the Etel harbor and beaches. Modular covered pool, south-facing veranda, 10 bedrooms, including 6 private ones, accommodating up to 32 people, with recent renovations. Autonomous spaces for turnkey gîtes/guest rooms or family residence.



DESCRIPTION

Discover this elegant contemporary villa in Etel, just steps from the marina.
Located in the heart of the ria, it features a covered pool with a modular shelter and a spacious, bright south-facing veranda, allowing you to enjoy every season in a dedicated wellness space.

Living and Reception Areas.
Designed for family living or receptions, with generous volumes, 10 equipped bedrooms, including 6 with private bathrooms. Unique opportunity: Guest rooms or gîtes located in a sought-after seaside resort. Combine your personal passion with your professional life.



Recent Improvements.
On a 1733 m² plot, a south-facing garden veranda, all-season protected pool, organized spaces for independent universes while maintaining shared conviviality. Renovations: equipped kitchen, main house.

Ground Floor Details.
Large living space with a modern and functional kitchen, offering warm and spacious comfort. Three comfortable bedrooms, each with its own bathroom, for a very practical single-story home.

Autonomous upper Space
Perfect for a large family, the accommodation offers total flexibility, guest hosting, or a turnkey tourist activity. It is a highly sought-after coastal destination. Market distinction due to its rarity.

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/A42629THA56
COMPLETE FILE AND PHOTO ON REQUEST

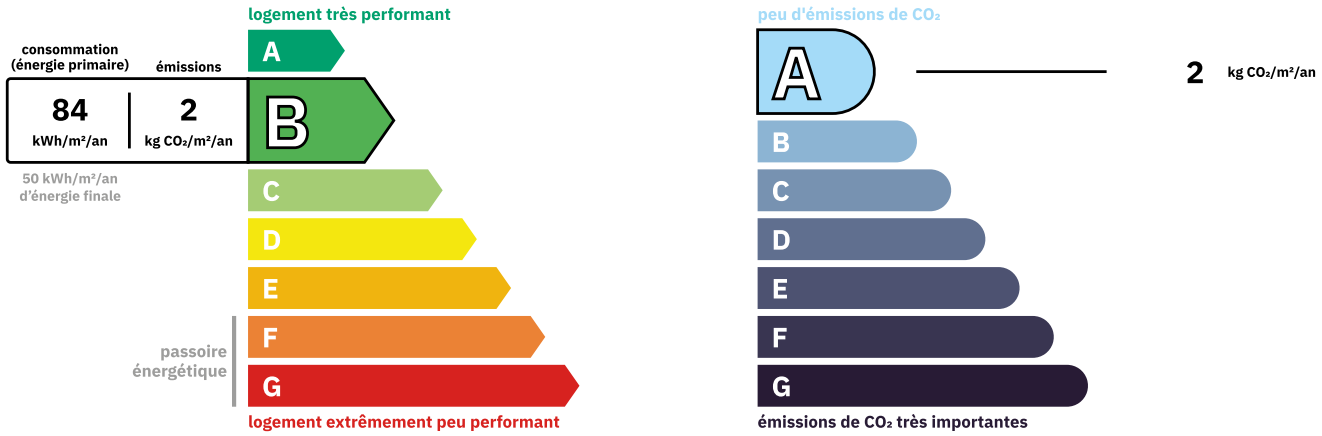
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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 690 € and 970€ for 2021

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.

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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 :A42629THA56
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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