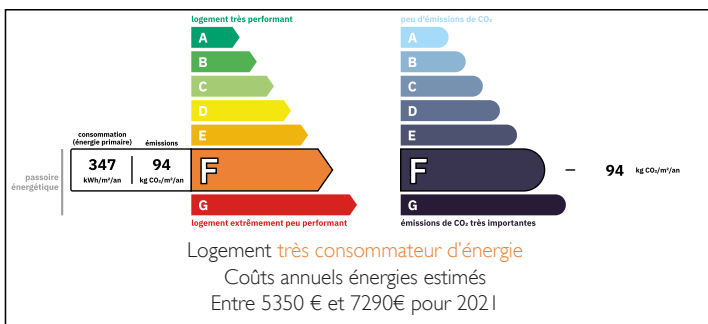


Exceptional property in coastal town with magnificent garden



ENERGY - DPE



INFORMATION

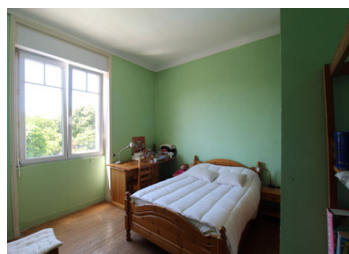
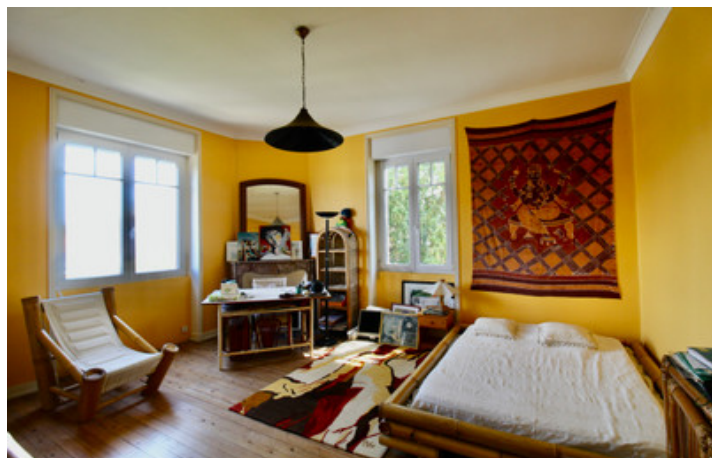
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	4
Bath:	5
Floor:	210 m2
Plot Size:	4169 m2

IN BRIEF

This truly exceptional house is situated between La Rochelle town centre and the Ile de Ré, just 5 minutes from the airport. A comfortable family home, with the possibility to create a business onsite. The beautiful one acre garden has protected woodland with 200 year old trees, and a magnificent swimming pool of 11m x 5m completes this amazing property.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house is laid out on four levels - garden level, ground floor, first floor, and second floor with a 100m² beamed attic to convert. It also has the unusual addition of a staircase leading up to a third floor tower, giving panoramic views of the sea and surrounding area.

At ground floor level, an office leads off to the right of the grand entrance hall. Next to the office there is a WC. To the left of the hallway there is a bright triple aspect sitting-room and lounge, which overlooks the gardens. This leads to the modern well-equipped kitchen with a dining area. The terrace boasts a very attractive conservatory from which to enjoy the view over the exceptional garden.

The staircase up to the first floor has a bathroom and toilet mid-landing. On the first floor are the four bedrooms, each with their own shower-room, and two small dressing rooms.

The second floor attic has 3 existing rooms and beautiful exposed beams, an ideal space to convert if more space is required.

At garden level, there is a cinema/games room, a utility room housing the boiler and pool equipment, a laundry room, a workshop and another WC.

There are gardens to the front and rear of the property, and several parking spaces to the front.

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

LOCAL TAXES

Taxe foncière: 4174 EUR

Taxe habitation: EUR

NOTES