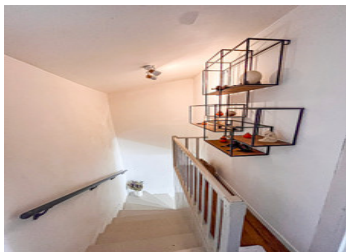
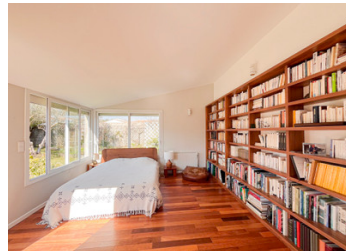


CHARM & ELEGANCE – Beautiful home in a coastal village near La Rochelle



INFORMATION

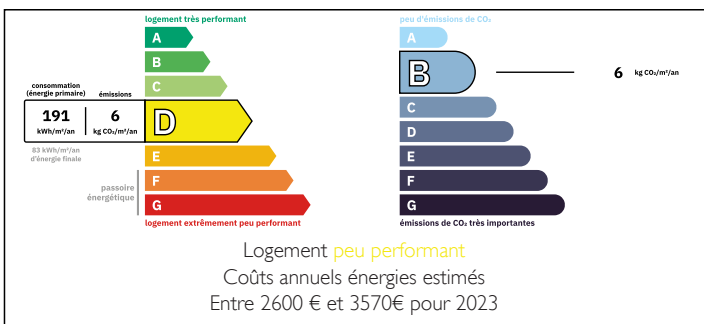
Town:	Marsilly
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	407 m ²



IN BRIEF

Located in Marsilly, a highly sought-after coastal village just 10 minutes from La Rochelle and Île de Ré, this stunning 180 m² stone house will captivate you with its authentic character and refined finishes.

ENERGY - DPE



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

A true interior gem: From the moment you step inside, you'll be impressed by a spacious and light-filled living area of nearly 60 m², featuring a cozy lounge with a fireplace and a dining space opening onto the garden.

A second lounge / summer room (16 m²) with a large sliding glass door seamlessly extends the living space onto the terrace.

The fully fitted and equipped kitchen (17 m²) with a utility room offers both comfort and practicality. On the ground floor, you will also enjoy a generous master suite with its own shower room and WC with a lovely view over the garden.

Upstairs:

A landing leads to a bedroom with dressing room, two additional comfortable bedrooms, a separate dressing, and a shower room with WC.

A rare outdoor setting:

Enjoy a private, secluded garden, fully enclosed by beautiful stone walls, perfect for relaxing in complete privacy.

A large 44 m² garage (for 2 vehicles) and an outbuilding complete the property.

Prime location: shops, schools, and amenities within walking distance – an ideal lifestyle between sea and city.

A charming, move-in-ready home – not to be missed... Contact us for more information!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES