

Charming Maitre de Maitre near Surgères and close to La Rochelle

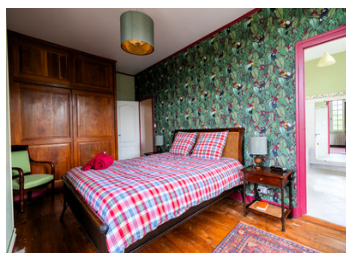
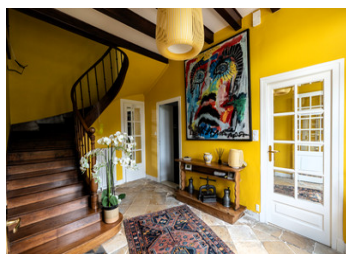


INFORMATION

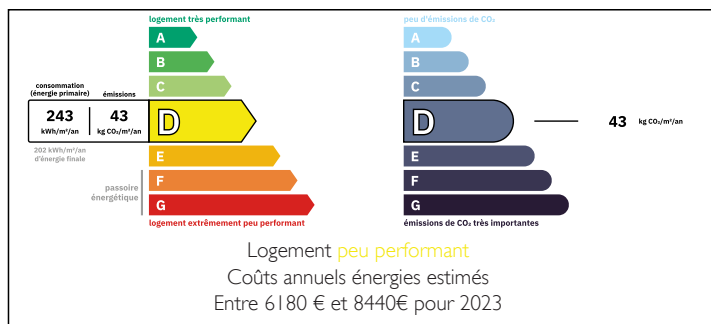
Town:	Vouhé
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	2485 m2

IN BRIEF

Ideally located in a picturesque village in the La Rochelle countryside, this beautiful 19th-century farmhouse enjoys a privileged setting: just 5 minutes from Surgères, with its shops, services, and TGV station providing direct access to Paris in only 2 hours and 30 minutes. And approximately less than 30 minutes drive from La Rochelle and the Atlantic coast.



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

Offering a peaceful lifestyle while remaining close to major transport links and local amenities, this exceptional property is perfect for those seeking authenticity, space, and a true connection with nature.

You'll discover more than 310 m² of living space, the house features 11 rooms, including 7 spacious bedrooms, making it ideal for a large family, a holiday home, or a guesthouse project. A ground-floor bedroom, 4 bathrooms, and 4 toilets ensure comfort and convenience for both residents and guests.

The heart of the home is its impressive 66 m² living room, flooded with natural light thanks to its south-west exposure. The fully fitted and equipped kitchen completes this warm and welcoming living area.

Set within 2,485 m² of landscaped grounds, the property offers a peaceful and private environment, complemented by a pleasant terrace and a superb 11 x 5 metre swimming pool, perfect for enjoying long summer days.

The outbuildings provide exceptional potential:

A 307 m² barn, ideal for storage, a workshop, business activities, or leisure projects.

A former stable, beautifully renovated into a reception hall, including the swimming pool technical room, a shower, and toilet.

A rare opportunity combining period charm, generous living spaces, and a highly desirable location between Surgères and La Rochelle.

A unique property that truly deserves a viewing...

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

NOTES