

Stunning Ile de Ré listed property, 3 bedrooms and a lovely courtyard garden



## INFORMATION

Town:	Sainte-Marie-de-Ré
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	74 m2

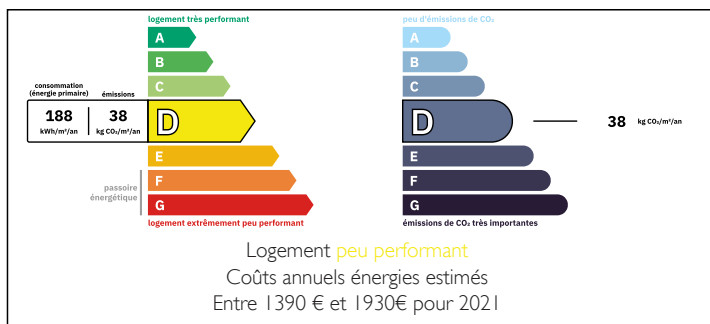
## IN BRIEF

This property is located in Sainte Marie de Ré, a nice village with all amenities and lovely sandy beaches on the south part of the island.

La Rochelle airport, train station and historic centre are reachable within 30 minutes but also by bus from the Sainte Marie.



## 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

Built in the 1800s, behind a majestic gate, this is the last house on the island to have retained its decorative, listed façade.

The house offers an open-plan living space, divided by a central staircase, with plenty of natural light and beautiful parquet flooring. There is a 14.74m<sup>2</sup> lounge, a 25.95m<sup>2</sup> dining room and kitchen and a toilet.

The semi sous-sol comprises an entrance hall (10.5m<sup>2</sup>), two bedrooms (10.30 and 12.43m<sup>2</sup>) and a bathroom with toilet (7.67m<sup>2</sup>).

Upstairs you'll find a cosy mezzanine area (8,8m<sup>2</sup>) with a bedroom (8,15m<sup>2</sup>) and a shower room (4.75m<sup>2</sup>).

The exterior is an enclosed courtyard with a pond and a shed offering a beautiful decked terrace to enjoy the Ile de Ré climate most of the year.

Please contact us for further information or to organise a visit.

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

## LOCAL TAXES

**Taxe foncière:** 1104 EUR

**Taxe habitation:** EUR

## NOTES