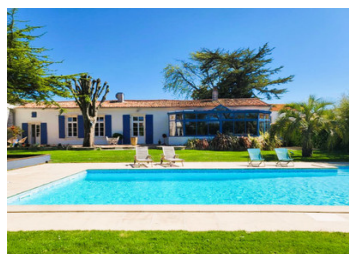
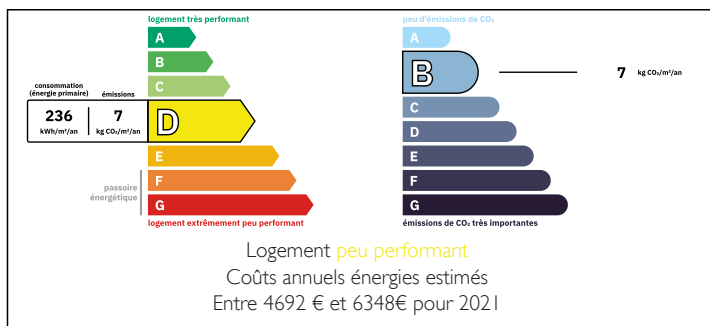


Prestigious property 7 minutes from La Rochelle



ENERGY - DPE



INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	310 m2
Plot Size:	2402 m2

IN BRIEF

* OFFERS will be considered, please contact us for further information.

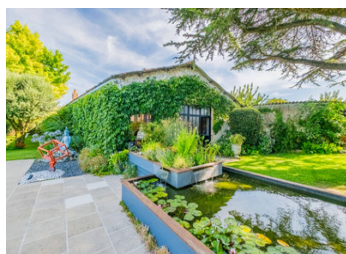
Discover the elegance and refinement of this sumptuous property located in Dompierre-sur-Mer, a sought-after village just 7 minutes from La Rochelle. Entirely renovated with exquisite taste, this character residence will captivate you with its wooded grounds and serene ambience.

As you enter this exceptional residence, you'll be greeted by a majestic entrance that leads to spacious, luminous living spaces. The large living room, complete with fireplace, offers a warm and friendly atmosphere, while the open, fully-equipped kitchen and dining room.

The house has five elegant bedrooms, each furnished with care, as well as three shower rooms. A library, study and linen room complete this refined

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.



LOCAL TAXES

Taxe foncière: 4124 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This luxury estate is a true sanctuary of peace, benefiting from an ideal exposure to enjoy the sun from morning until evening. Located close to shops and amenities, it offers a perfect combination of luxury, comfort and practicality.

Access to the property is via a videophone, ensuring security and privacy. The spacious exterior courtyard allows parking for several vehicles. Inside, the high ceilings impress from its spacious entrance (28.56 m²), The first living room with fireplace (31.78 m²) followed by a sumptuous veranda with its kitchen island (36 m²), offers a breathtaking view of the interior garden and the heated swimming pool (12mx6m or 108 m³).

The semi-open kitchen on the veranda side and its space dedicated to cooking (8.65 m²), is perfect for family meals. A reading room + cupboard (9.43 m²) and separate toilet (2.20 m²) add a touch of practicality. The house also includes two large bedrooms with wardrobe (16.64 m² and 11.84 m²) and an elegant bathroom with windows (10.36 m²), a TV room (26.21 m² possibility of 5th bedroom) as well as a library/lounge (54 m²) offering a panoramic view of the garden and its koi carp pond. Hallway with cupboard (5 m²) giving access to a toilet with hand basin and access to a large secure wine cellar. A laundry room (6.80 m²), a shower room/toilet with window (5.50 m²).

Upstairs, hallway landing with cupboard (7.12 m²) two other bedrooms (26 m² and 11.60 m²) a double sink shower room (9.20...