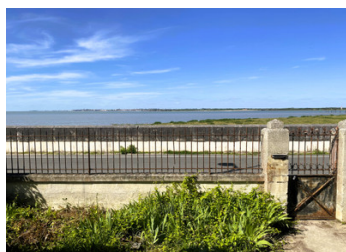
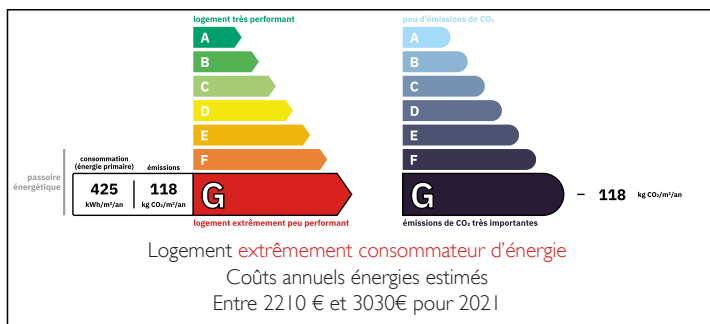


Villa to renovate facing the sea in Port-des-Barques



ENERGY - DPE



INFORMATION

Town:	Port-des-Barques
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	67 m ²
Plot Size:	300 m ²

IN BRIEF

Discover this typical villa to be completely renovated, ideally located facing the sea in the charming village of Port-des-Barques. This property is a rare opportunity for lovers of tranquillity and exceptional seascapes.

With 67 m² of living space, this detached single-storey house is for complete renovation, allowing you to personalize every aspect to suit your tastes and needs.

The plot offers two accesses, one facing the sea and the other via a quiet street to the rear, where there is a large garage with attic space. The house is close to all amenities, including the beaches.

This property is being sold at an attractive price, taking into account renovation works estimated at around €120,000, the priority of which is the roof (approx. €18,000). The Local Planning Permission allows the construction of an upper floor of up to 15 m², offering even...

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.



NOTES

DESCRIPTION

Situated in the pretty village of Port-des-Barques, at the mouth of the Charente River and the Atlantic Ocean, this old 3-bedroom villa offers an exceptional and rare living environment. With panoramic views over the Charente islands and immediate access to three sandy beaches and a seawater reservoir, this house is a real haven of peace.

The house comprises:

- A kiosk-style entrance hall, overlooking the sea, which can also be used as a small summer lounge.
- A living room
- A bright, adjoining kitchen opening onto a small courtyard.
- Two bedrooms (one with sea views, the other with garden views).
- A shower room with WC and a small attached 2 m² building, offering the possibility of extending the shower room.
- A 45 m² garage at the bottom of the garden, with space for two cars and an attic. It is accessed via a small, peaceful street at the rear of the property.
- Finally, a large garden of over 300 m², perfect for lovers of greenery.

The house requires complete renovation, which represents a unique opportunity to create a personalized living space in an exceptional setting. The works, estimated at between €100,000 and €120,000, include renovation of the roof, floors, insulation, electricity and plumbing.

Port-des-Barques is a family seaside resort with many amenities within walking distance, including shops, sporting activities and a primary school. The house is located just 20 minutes from Rochefort, 25 minutes from Ile d'Oléron, 45 minutes from La Rochelle airport and 2...