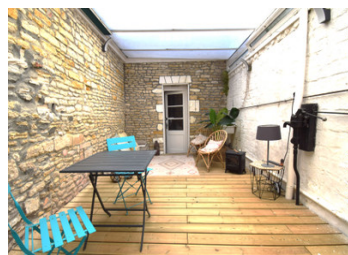


Charming House with Garden in Lively Château d'Oléron – 3 Beds, 2 Baths, Top location and Ideal for Rentals

EXCLUSIVE



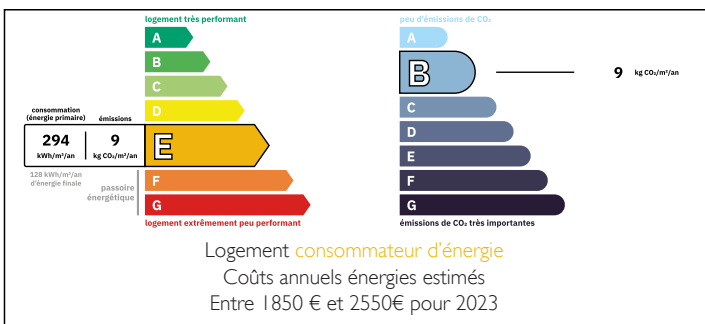
INFORMATION

Town:	Le Château-d'Oléron
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	114 m ²
Plot Size:	55 m ²

IN BRIEF

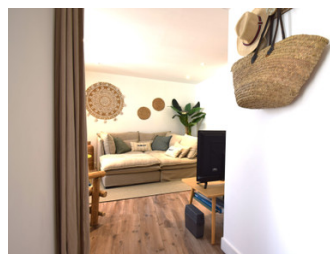
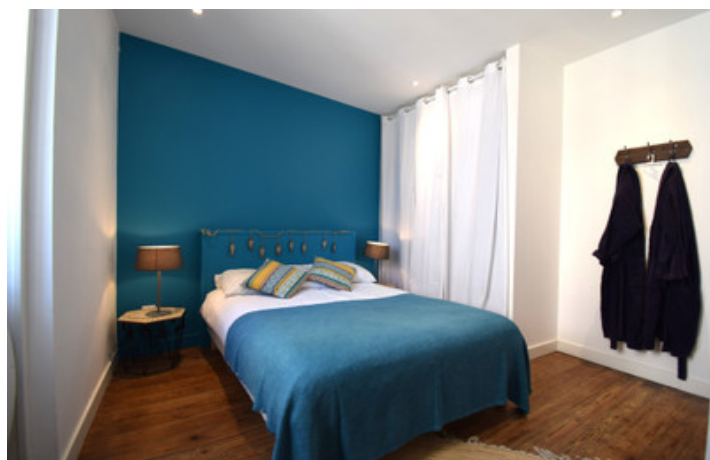
Located in the lively heart of Château d'Oléron, this charming 114 m² home offers 3 bedrooms, 2 shower rooms, a large veranda, and a rare private garden with terrace. Just steps from the market, shops and restaurants, it's ideal for year-round living, holidays, or rental income. An additional 30 m² (non-habitable) offers future potential. The house is in excellent condition following recent renovations, and is sold furnished if desired. High-speed internet, a vaulted cellar, and central island living make this a rare find on the Île d'Oléron.

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

Ideally located in the vibrant town centre of Château d'Oléron, this beautifully renovated house of 114 m² combines comfort, rental potential, and authentic island charm – all just steps from shops, restaurants, the lively market and the harbour.

Recent renovations mean the house is ready to move into or to rent out immediately – perfect for year-round living or as a holiday home. The combination of central location and private outdoor space is truly unique on the island. With its great layout, top location and charming style, this house is a gem on Île d'Oléron – ideal for families, retirees or investors

The home features:

On the ground floor:

A fully equipped kitchen (15 m²)

Living (12 m²)

Dining room (10 m²)

Showerroom with toilet, wheelchairaccessible (7,6 m²)

A large, light-filled veranda that serves as an extra living space throughout the year (18 m²)

1st floor:

3 bright bedrooms (8,20 m² - 13,20 m² - 11 m²)

Showerroom (5m²)

Extra:

A 55 m² outdoor area, including a rare enclosed garden and a sunny 15 m² terrace

A cellar for storage

Approx. 30 m² of additional space to be converted (studio, guesthouse, laundryroom, workshop,..)

*All measurements are approximate

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

LOCAL TAXES

Taxe foncière: **948 EUR**

Taxe habitation: **EUR**

NOTES