

19th Century Longère, 6 Bedrooms, Garden and Charm – few steps from La Tremblade Center. B&B opportunity!



INFORMATION

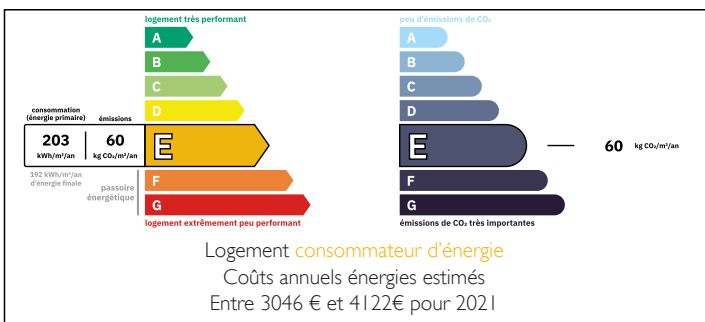
Town:	La Tremblade
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	199 m ²
Plot Size:	773 m ²

IN BRIEF

Just 50 meters from the center of La Tremblade and 10 minutes from the beaches, this beautifully renovated 19th-century longère offers 199 m² of living space full of character. The ground floor features a spacious entrance, a bright 37.5 m² living room with fireplace, a welcoming kitchen-dining area, and three bedrooms, each with private shower rooms and independent access. Upstairs, three further bedrooms, a large landing, and a family bathroom complete the layout. Outside, the enclosed 773 m² private garden provides a peaceful retreat, perfect for family gatherings or hosting guests. Whether as a main residence, a second home, or a guesthouse project, this property combines history, charm, and convenience in a prime location.



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.



LOCAL TAXES

Taxe foncière:	1439 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Situated in the heart of La Tremblade, only 50 meters from shops and amenities and within a short drive of the sandy beaches of the Côte Sauvage and Ronce-les-Bains, this 18th-century longère offers a rare combination of authenticity, comfort, and space.

Entering the property, a large hallway sets the tone with its character features and leads to the main living areas. The generous living room of 37.5 m², with its stone walls, double aspect, and open fireplace, is a warm and inviting space. The adjoining kitchen and dining area create a convivial atmosphere, ideal for family meals and entertaining.

The ground floor also hosts three bedrooms, each with its own private shower room and independent access – an ideal layout for welcoming guests or developing a charming bed and breakfast project.

A beautiful wooden staircase leads to the first floor, where three additional bedrooms, and a family bathroom complete the living space.

Outside, the property boasts a private garden of 773 m², fully enclosed and planted, offering a quiet haven in the middle of town. Perfect for outdoor dining, children's play, or simply relaxing in the sun.

This property is ideally placed: a lively market town with shops, restaurants, and services at your doorstep, while the Atlantic beaches and oyster ports are just minutes away. It makes an excellent main residence for a family, a second home by the sea, or an investment in guest accommodation.

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