

Stunning Charentaise, 15 minutes to La Rochelle city center and airport



## INFORMATION

Town:	Dompierre-sur-Mer
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	240 m <sup>2</sup>
Plot Size:	2615 m <sup>2</sup>

## IN BRIEF

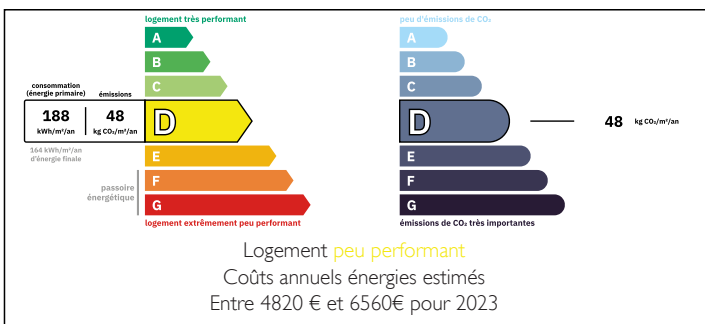
Guaranteed to Coup de coeur! Beautifully Renovated Stone charentaise

Just 13 km from the Old Port of La Rochelle and 15 minutes drive from the airport.

Set in a privileged natural environment, completely private and enclosed this stunning property is very welcoming.

A rare property that combines the charm of tradition with modern comfort — and captivates from the very first glance.

## 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

Set on a beautiful plot of over 2,600 m<sup>2</sup>, this home unfolds in a peaceful, unoverlooked environment—perfect for relaxation and serenity. Meticulously maintained, it combines authentic charm, quality materials, and high-end finishes.

\* Bright and spacious interiors:

A large, inviting living room partially open to a modern, fully equipped kitchen (59m<sup>2</sup>)

A bright music or reception room, ideal for entertaining (38m<sup>2</sup>)

The entire upper floor has been recently and tastefully renovated, blending the charm of traditional features with modern comfort. You'll find four bedrooms, including a master suite of 22m<sup>2</sup>, offering a warm and welcoming space for family and guests.

The fully enclosed and beautifully landscaped garden enhances the appeal of this exceptional property, feels like Provence in the Charente-Maritime... The swimming lane (16m x 5m) is ideally positioned to enjoy the sun and peaceful surroundings throughout the day.

Practical features:

A garage, spacious driveway, and a converted carport provide multiple parking options. The land is also zoned as buildable (UvI), offering exciting potential for future projects.

A rare gem for lovers of stone, space, and nature. Don't miss this unique opportunity—a true haven just 13 km from the Old Port of La Rochelle.

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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: **1897 EUR**

Taxe habitation: **EUR**

## NOTES