

## Unique Real Estate Opportunity in Surgères with High Potential



## INFORMATION

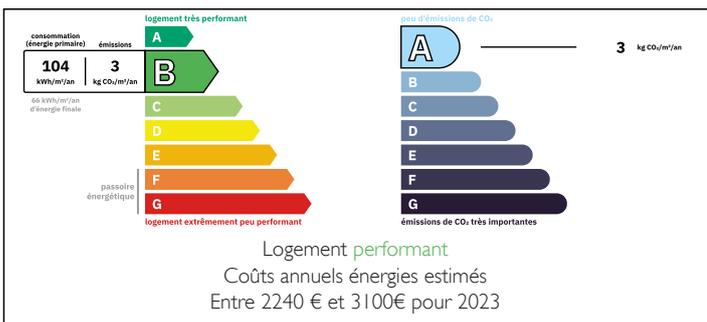
Town:	Surgères
Department:	Charente-Maritime
Bed:	20
Bath:	12
Floor:	820 m <sup>2</sup>
Plot Size:	7000 m <sup>2</sup>

## IN BRIEF

Located in Surgères, this property stands out for its unique character and strong potential for a variety of projects—whether residential, tourism-related, or professional. Its location is a key asset: close to La Rochelle, the Atlantic coast, and the vibrant, fast-growing town center of Surgères.

Surgères has its own TGV station and is a very attractive town with many shops, restaurants and all year round activities. It's also only a 30-minute drive to La Rochelle Airport, which offers flights to multiple European destinations all year round.

## 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

The main house, offering approximately 350 m<sup>2</sup> of living space, has been recently renovated to highlight its generous volumes and provide a bright and comfortable living environment.

On the ground floor, you'll find an entrance hall, a fully equipped kitchen, a dining room, two living rooms (one of which could be used as a ground-floor bedroom), an office, WC, utility room, boiler room, and a wine cellar.

Upstairs, a large landing leads to six bedrooms and three bathrooms with toilets. The entire property is bright and airy with a functional layout, featuring numerous traditional elements and woodwork that lend great character to this beautiful home.

A rare addition to this property: five independent dwellings have been converted into guest houses, absolutely ideal as holiday rentals. Each unit features a living space with kitchen, dining, and lounge areas, along with 2 to 4 bedrooms, from 66 to 128m<sup>2</sup>. One of these offers disabled access.

The outbuildings include a magnificent barn with stone arches offering 320m<sup>2</sup> and equipped with toilets (including one for disabled access) ideal for venues. But also : a workshop, two storehouses and a technical room for the 12 x 6 m heated swimming pool.

The outdoor areas are beautifully landscaped, offering pleasant surroundings both around the pool and the various areas ideal for relaxation and enjoying outdoors.

For more information or to arrange a visit, please don't hesitate to contact us directly.

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Information about risks to which this property is exposed is available on the Géorisques website...

## LOCAL TAXES

**Taxe foncière: 6240 EUR**

**Taxe habitation: EUR**

## NOTES