

Seaside Property – Prestige Residence with Immediate Rental Income



INFORMATION

Town:	Châtelaillon-Plage
Department:	Charente-Maritime
Bed:	7
Bath:	5
Floor:	214 m ²
Plot Size:	315 m ²

IN BRIEF

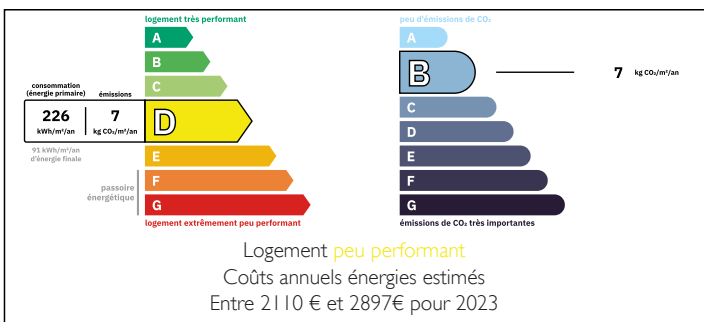
In the heart of Châtelaillon-Plage, just a few minutes from La Rochelle, this rare property offers an exceptional blend of coastal lifestyle and a secure investment.

Ideally located only 15 minutes from La Rochelle and approximately 20 minutes from La Rochelle-Île de Ré Airport, the property benefits from a highly sought-after location on the Atlantic coast.

The main residence, a bright and spacious duplex served by a private elevator, offers generous living spaces, five bedrooms, elegant reception areas, and a private terrace designed for comfort and privacy.

On the ground floor, two independent and fully rented one-bedroom apartments provide immediate and stable rental income, making this property a rare opportunity combining lifestyle and profitability.

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.

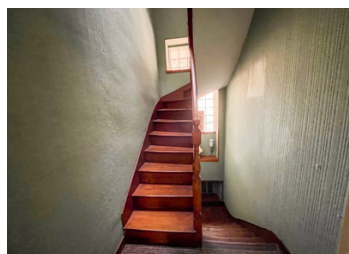


DESCRIPTION

Private parking spaces, a privileged seaside address, and strong long-term value potential complete this outstanding offering.

A unique opportunity for discerning buyers seeking a prestigious residence with built-

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



LOCAL TAXES

Taxe habitation: EUR

NOTES