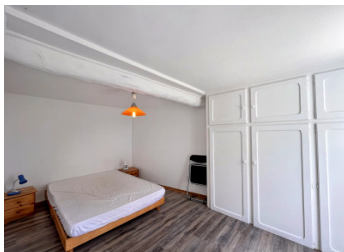


Elegant family residence with pool and guest house



INFORMATION

Town:	Vouhé
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	260 m ²
Plot Size:	1066 m ²



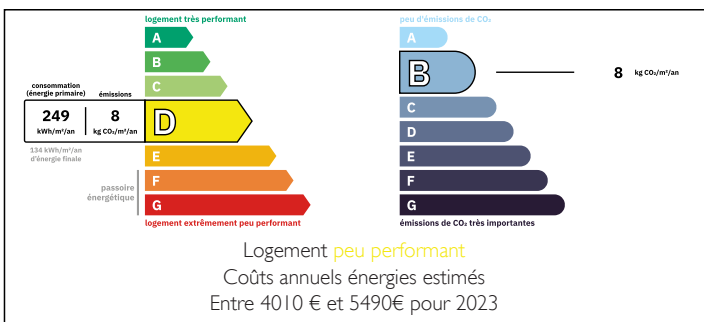
IN BRIEF

This property is located at only 30 minutes from La Rochelle historic centre and also its airport.

The La Rochelle-Ile de Re airport, offers flights all year round to several european destinations.

Vouhé has a local epicerie and a restaurant. Closest shops are located in Surgères, 10 minutes drive away.

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 property's authentic character is immediately captivating. Exposed stonework, beautiful woodwork, and refined finishes blend harmoniously, giving this residence a unique identity and undeniable charm.

The main house offers spacious, light-filled living areas, perfectly suited to a large family or a lifestyle combining a primary residence with a professional activity. In total, it features six bedrooms and two offices, providing a wide range of layout possibilities.

The main section comprises, on the ground floor: an entrance hall, a kitchen with a wood-burning stove insert, a living room, a shower room with WC, two offices, and one bedroom. The first floor offers a large landing, a 17 sq m bedroom with an adjoining dressing room (12.5 sq m), a bathroom, and another bedroom of 13.5 sq m.

A separate wing has been converted and includes: an entrance hall, three bedrooms, a shower room, a WC, and an upper floor with an attic-style bedroom.

Outside, the garden provides a peaceful and private setting, ideal for relaxation. The 8 m x 4 m swimming pool complements the outdoor living space perfectly, creating an ideal environment for enjoying special moments with family and friends.

Another key asset of the property is a fully renovated and self-contained house with its own private access. It is perfectly suited for use as a holiday rental, Airbnb accommodation, or for developing a bed-and-breakfast business.

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

NOTES