



House

LA ROCHELLE (17)

832 000 €



145 m²



11 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

BLOW OF HEART for this property and its 3 HOUSES. Ideal to receive your family or your hosts in lodging.

You will love the volumes of the living room, you will be charmed by the landscaped garden and its swimming pool, you will appreciate the SPA-SAUNA corner, you will take advantage of the potential of the 2 Gîtes, you will succumb to the whole property, its assets and its environment. WELCOME! T

he MODERNIZED main house welcomes you and offers a beautiful furnished kitchen, its table-bar and its cellar area. This kitchen is open to the living room of 60m2 composed of the living room equipped with a fireplace with insert and the VERANDA space (in aluminum with electric rolling shutters) which takes advantage of the view of the outside. The LIGHT is through thanks to the French windows, windows and bay windows. The house has 4 bedrooms, a bathroom, a separate toilet and a storage space at the entrance. The exterior pool side offers a beautiful landscaped garden with palm trees, olive trees and other plants, rest and dining areas, a storage annex, a fountain, a HEATED SWIMMING POOL which invites you to swim with submerged electric shutter, shower and local technique and for rest and relaxation, it is in the SPA and SAUNA area that you will spend a moment of relaxation.

At the bottom of the garden, discover a SECOND HOUSE with its own terrace. It consists of a kitchen open to the living room with bay window, a bedroom, a bathroom, a toilet and a second bedroom upstairs. The front of the house also has great assets: an equally landscaped exterior, a travertine terrace allowing parking, a garden shed, electric gate and gate.

A 3rd HOUSE with a wooden frame that can accommodate your guests, families, friends or serve as a gîte. This house with 2 bay windows is equipped with a kitchen-living room, a bedroom, a bathroom with WC; it retains its independence and its "intimacy" with respect to the main house and benefits from a green space. This property is completely enclosed by walls. On the technical side, it benefits from REVERSIBLE AIR CONDITIONING for the main house and electric heating for the other 2 houses, solar panels, automatic watering, fiber. Its location is a plus since this property is located in Clavette, 500 meters from the bakery and the school and 10 km from La Rochelle and the beach.

IN SUMMARY, 3 HOUSES, 7 BEDROOMS, SWIMMING POOL, SPA AND SAUNA. A GREAT POTENTIAL WILL HOLD YOUR ATTENTION! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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ROCHELLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 814550
Property type House
Year of construction 1986
Exposure N-E / S-W
View Vue sur Jardin

SURFACES

Living space 145 m²
Living room surface 60 m²
Land surface 1031 m²

COMPOSITION

Number of rooms 11
Number of bedrooms 7
Toilets count 3
Washrooms 3
Terrace 1

DPE/GES

DPE 96
GES 3

APPENDIX

Parking extérieur
Parking space 1
Videophone Non

SERVICES

Heater électricité
Heater climatisation réversible
Kitchen américaine
Swimming-pool Yes



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