

Stunning house with orangerie and studio, close to coast at La Rochelle

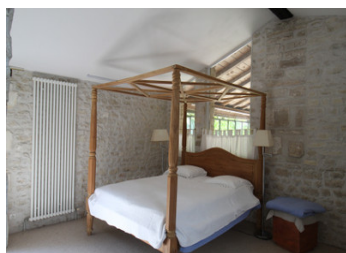
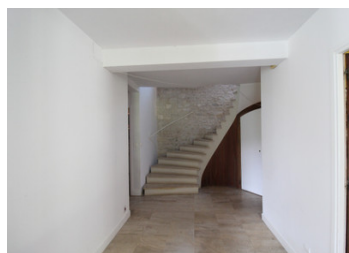


INFORMATION

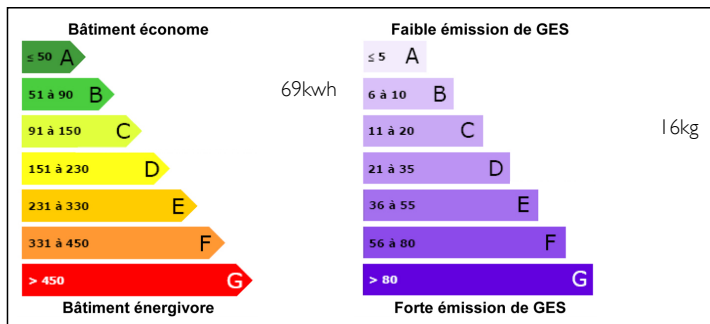
Town:	L'Houmeau
Department:	Charente-Maritime
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	2496 m2

IN BRIEF

This property is just 10 minutes from the coast, close to a cycle path leading down to the sea. 10 minutes from La Rochelle airport and Ile de Ré.



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

This exceptional house and former windmill, dating from 1649 and 1798, is situated just 3km from the coast at La Rochelle. A splendid orangery (120m²) forms part of the property, with floor to ceiling glazed atelier-style doors, ideal for functions.

The accommodation in the main house has a beautiful entrance hall with polished stone floor, which leads on the left into the large sitting room (35m²) with working fireplace. Attached to this room is a downstairs bedroom (13,5m²) with ensuite wet-room (6,6m²) ideal for a person of reduced mobility. To the right of the hall is the large kitchen (29m²) and utility room, with access to the orangery directly from the kitchen. Under the stairs is a small office and there is a WC and laundry room (8,40m²) situated behind the kitchen.

The polished stone staircase leads up to a spacious hall (9, 5m²) opening into two suites (both approx. 55m²), each with their own stylish bathroom (9m² and 7,5m²) and WC, and one with a small kitchenette.

The house is exceptionally well-insulated. Individual drainage. Gas central heating.

There is a separate studio in the garden (58 m²) with bathroom, separate WC and open kitchen area. An interior window from the studio looks down on the Orangery function room. Below the studio there is a large cellar (64m²).

The property benefits from a large garden laid to lawn, with mature trees, and a large swimming pool to renovate (requires a new liner) with wooden terrace.

Outbuilding 12m².

All measurements are...

LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES