LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45834EMU85 Price: 690 000 EUR

agency fees to be paid by the seller

Charming property with main House, guest Cottages, swimming pool and jacuzzi near La Rochelle















INFORMATION

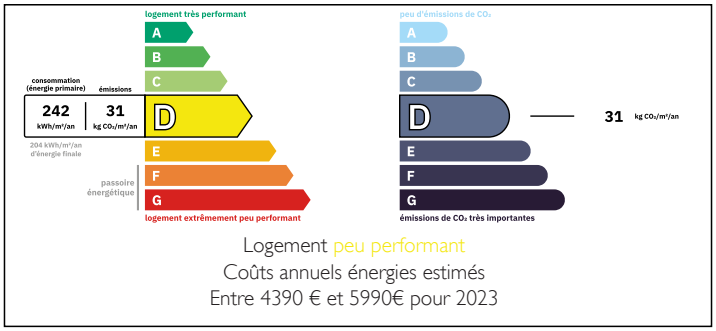
Town:	Puyravault
Department:	Vendée
Bed:	14
Bath:	6
Floor:	349 m2
Plot Size:	2468 m2

IN BRIEF

Nestled in the peaceful village of Puyravault, this exceptional property enjoys a prime location close to La Rochelle, the stunning Atlantic coastline, the Marais Poitevin, and some of the most beautiful beaches in western France. Combining countryside tranquility with easy access to the ocean, this unique estate is ideally situated near renowned seaside resorts, cycling routes, marinas, and the region's most popular tourist destinations.

The property comprises an elegant 140 m² main residence and four independent guest cottages, offering excellent accommodation capacity and outstanding potential for a holiday rental business, guesthouse operation, or multi-generational family living.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4390 € et 5990€ pour 2023

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.

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DESCRIPTION

The main house features spacious and well-designed living areas. On the ground floor, you will find a welcoming kitchen, a bright dining room, a comfortable living room, a small office, a utility room, a separate WC, and a bedroom with its own bathroom. Upstairs, a landing leads to three additional bedrooms and a shower room with toilet.

The four independent gites are fully equipped and thoughtfully arranged, providing comfortable accommodation for guests, families, or groups seeking a relaxing stay in a peaceful rural setting.

Outside, the property is surrounded by a beautifully landscaped and enclosed garden. Includes a 12 x 5 metre heated swimming pool with heat pump and solar panels, a 7-person jacuzzi, a covered outdoor area, a barbecue space, a garage, and a workshop.

This rare property presents an outstanding opportunity to develop or continue a successful tourism business in one of the most sought-after areas of Charente-Maritime, just a short drive from La Rochelle, Châtelaillon-Plage, Île de Ré, Île d'Oléron, and the nice sandy beaches of the Atlantic coast.

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

NOTES

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