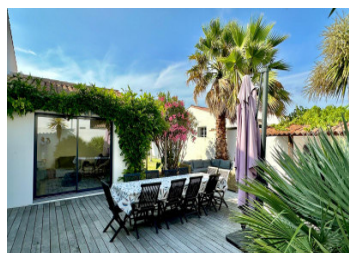


Family Villa with Heated Pool | La Couarde-sur-Mer, Île de Ré



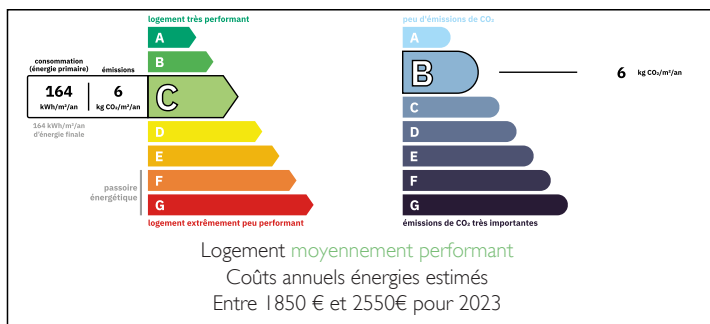
INFORMATION

Town:	La Couarde-sur-Mer
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	208 m2
Plot Size:	778 m2

IN BRIEF

Ideally located in the heart of La Couarde-sur-Mer, just a short walk from the village centre and the island's beautiful sandy beaches, this elegant family villa offers approximately 195 m² of living space on a landscaped 778 m² plot. The property features bright and spacious living areas opening onto the garden, six bedrooms, several bathrooms, a study, fitted kitchen and generous reception rooms, providing an ideal layout for both family living and holiday escapes. Outside, the beautifully landscaped garden boasts a heated swimming pool, spacious terraces and plenty of space for outdoor dining and entertaining. A garage, cellar, workshop, attic and two outbuildings complete the property. Offering generous accommodation in one of the most sought-after villages on the Île de Ré, this is a rare opportunity to enjoy the island lifestyle within walking distance of shops, restaurants and...

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.



LOCAL TAXES

Taxe foncière: 3170 EUR

NOTES

DESCRIPTION

Ideally situated in the highly sought-after village of La Couarde-sur-Mer, just a few minutes' walk from the village centre, local market, restaurants and the island's magnificent sandy beaches, this elegant detached family villa offers approximately 195 m² of living space on a beautifully landscaped 778 m² plot. The property combines generous accommodation with an exceptional location, making it equally suited as a permanent residence or an idyllic holiday home.

Designed for comfortable family living, the house offers bright, well-proportioned reception rooms that open directly onto the garden and pool, creating a seamless connection between the indoor and outdoor living spaces. The accommodation comprises six bedrooms, several bathrooms, a study, spacious living and dining areas and a fitted kitchen, providing both flexibility and comfort for family life or entertaining guests.

The beautifully landscaped garden has been designed to make the most of the Île de Ré's relaxed outdoor lifestyle. A heated swimming pool, generous sun terraces and multiple seating and dining areas create the perfect setting for enjoying long summer days with family and friends.

The property also benefits from a garage, cellar, workshop, two outbuildings and an attic offering additional storage or future potential.

Combining generous volumes, excellent outdoor living and a prime location within walking distance of every amenity, this is a rare opportunity to acquire a substantial family home in one of the most desirable villages on the Île de Ré.

Information about risks to which this property is exposed is available on the Géorisques website :...