



Magnificent, renovated 16 century summer villa in a village on L'Ile d'Oleron on the Atlantic coast

A bright and sunny house on the island Ile d' Oléron with garage and a pretty 3,000 m2 garden/meadow. The island has a 3.5 km (toll-free) bridge connection with Charente Maritime and La Rochelle is under an hour by car.

Town: Ile d'Oleron
Dept: Charente Maritime
Plot size (m2): 3035
Habitable (m2): 200
Bedrooms: 4
Bathrooms: 2
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13887TS17.pdf € 466 400

Elegant detached house set in an enclosed garden (3,000m²) and a small meadow. It has been renovated inside and out to the highest of standards. The gardens have 3 different terraces and feature roses, grapevines, an old fig tree, chestnuts, oaks and Italian poplars. This villa dates back to the 16th century and has an old well in the gardens that still functions.

Property comprises of: Entrance hall with fitted cupboard. A spacious living/dining area (10x9m) boasts a monumental fireplace, with an open plan fully fitted kitchen that gives access to a terrace; a double bedroom or bathroom with a shower, (adapted for wheel chair users).

On the first floor there is a boiler room, a fully fitted bathroom and 3 double bedrooms. There is a huge attic area above the first floor which is perfectly isolated and currently used as storage. A big garage (9x3.50)

Other features: a large wood burning stove providing heating through the whole house. 70-90cm solid walls insulating summer heat and keeping winter warmth inside. Solar panels for warm water and an electrically heated warm water boiler of 250 litres.

This house is situated in a sought after location on the west side of Oleron, in . . .



La Rochebeaucourt

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