



## A Rare Gem in the Heart of La Tremblade Exceptional Location



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish


### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 468,221.75

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	La Tremblade
Postleitzahl:	17390
Veröffentlicht:	13.04.2026

### Beschreibung:

Tucked away in the very centre of La Tremblade, this beautifully renovated stone house offers the perfect balance of charm, comfort, and convenience. Just steps from the lively harbour, daily market, cafés, restaurants, shops, and schools, everything you need is within easy walking distance  and the beach is just a short cycle away. With approximately 100 m<sup>2</sup> of living space, the home blends original character with modern efficiency. Recently renovated to a high standard, it's move-in ready and sold partially furnished. Energy performance is excellent (rated C), thanks to two newly installed reversible heat pumps (March 2024) and a wood pellet stove that offers a cosy, efficient alternative heating source. The ground floor features a spacious open-plan kitchen and dining area, a welcoming living room, and a guest WC. Upstairs, there are two generous bedrooms, including a 30 m<sup>2</sup> master suite with its own bathroom and WC, plus an additional bathroom and separate WC. Both bedrooms open onto a peaceful, private terrace surrounded by greenery. Outside, a charming walled garden includes a fig tree, an olive tree, and a wooden deck that's perfect for shaded outdoor dining. There's also a garden shed, and private parking is available along the side of the house, with marked space and right of way. Originally two separate dwellings, the property offers excellent flexibility. It can easily be divided into two self-contained one-bedroom units of 50 m<sup>2</sup> each, while retaining a shared utility setup. Alternatively, the second living room on the ground floor can be converted into an additional bedroom with ensuite, as water and drainage connections are already in place. A secure garage just a few metres from the property is also available for purchase separately. It includes shelving and a fast-charging point for electric vehicles. Perfect as a year-round home or an easy-to-maintain holiday getaway, this is a rare opportunity in a truly prime location.



Early viewing is highly recommended.

Zustand: Gut

## Allgemein

Schlafzimmer: 2  
Fertige m<sup>2</sup>: 99 m<sup>2</sup>  
Grundstücksgröße: 112 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 4  
Innenausstattung: Fitted kitchen

## Versorgungsdetails

Heizstoff: Electric

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 156

## Gebäudedetails

Parkplatz: Ja  
Anzahl Etagen: 2

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/TXNV-T30755/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30755/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 982C52A6CC984FF9



IMLIX

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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