



Detached coastal retreat with exceptional 14M pool



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 708,373.33

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Etaules
Cap:	17750
Pubblicato:	12/01/2026

Descrizione:

Discover this wonderful three-bedroom detached property offering the perfect blend of elegant living and seaside style, situated just 10 minutes from the Atlantic coastline. Located ideally close to the popular resorts of Royan and La Tremblade, this home is a true coastal haven. **Key Highlights** Location Coastal Proximity: Only 10 minutes to the beautiful Atlantic beaches. Exceptional Pool: Features an impressive 14m x 5m swimming pool with a unique 2-metre sun step, perfect for poolside dining and relaxation. Historic Details: The ground floor showcases beautiful, original Angoulême floor tiles, adding character and charm. Convenient Access: One hour to La Rochelle (with airport). Under two hours to Bordeaux (with airport). Main Residence: Elegant and Thoughtful Layout The home is beautifully presented with high-quality finishes and a practical floor plan. Ground Floor: Entrance Hall: Accessible directly from the garden. Lounge: An inviting space, secured by a decorative metal grille door, featuring a magnificent stone fireplace and lovely views over the garden. Dining Room: Accessed via a second grille door, providing an elegant setting for meals. Kitchen: Conveniently located to the side of the dining area, offering ample space and additional storage. Practical Areas: A ground-floor WC with a hand-wash basin leads through to a large laundry room and dedicated storage/workspace. First Floor: Bedroom Accommodation: Three comfortable bedrooms offering beautiful garden views. Primary Suite Potential: The first bedroom can easily be configured as a luxurious Parental Suite complete with an adjacent WC, a dressing room, and a full bathroom. Bedroom Two: Currently utilized as a well-lit home office. Bedroom Three: Located at the end of the hallway for added privacy. Shower Room: Features modern sink units and a large mirror, offering a convenient alternative to the main bathroom. Storage: Additional built-in storage is available in the hallway. Exterior Oasis Amenities The property's outdoor space is



designed for ultimate leisure and entertaining. Poolside Comfort: The large swimming pool is complemented by a convenient shower room and WC located near the pool's edge, ensuring external comfort. Covered Terrace: A superb area for outdoor living, featuring a dedicated barbeque area and ample space for shaded dining and relaxation. Parkland Garden: Mature, private, and well-maintained grounds offer plenty of dining spots to maximize either the sun or the shade throughout the day. Mains drainage. New roof installed. Two operational wells/forages for garden watering. Secure access via large gates leading to a main parking area, with additional parking space near the house. This wonderful home offers coastal charm, luxurious leisure facilities, and is ready for immediate enjoyment.

Condizione: Good

Comune

Camere da letto: 3
Bagni: 1
Finito piedi quadrati: 204 mq
Dimensione del lotto: 2500 mq

Room details

Total rooms: 6
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 247

Building details

Parking: Sì
Number of Garages: 1
Numero di piani: 2

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/TXNV-T27155/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: A41544920B144B17



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