



Sunning 3 Bedroom House & Separate Studio For Sale In La Flotte France



Informazioni sull'Agente

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Specialties:	
Property Type:	Apartments
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Dettagli dell'inserzione

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Cap:	17630
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Descrizione:

Sunning 3 Bedroom House & Separate Studio For Sale In La Flotte France

Esales Property ID: es5555009

6 Rue Du General Goguet,

La Flotte,

17630 France

A Coastal Masterpiece in the 'Pearl of the Atlantic': 6 Rue Du Général Goguet

The Île de Ré, a shimmering jewel off the west coast of France, has long been the preferred retreat for those seeking a 'casual-chic' lifestyle. Known affectionately as the 'Pearl of the Atlantic,' the island is a tapestry of salt pans, vineyards, and white-washed villages draped in hollyhocks. Within this idyllic setting, just a short, five-minute stroll from the heart of the historic harbor village of La Flotte, lies a property that perfectly encapsulates the island's understated elegance. Located at 6 Rue Du Général



Goguet, this 118-square-meter residence offers a rare combination of versatile living space, modern comfort, and unbeatable proximity to the sea.

The Quintessential Island Location

La Flotte is officially recognized as one of the Plus Beaux Villages de France (Most Beautiful Villages of France), and living here provides a front-row seat to its medieval market, artisanal boutiques, and vibrant waterfront. The property is situated on a remarkably quiet residential street where the traffic is minimal and the air is filled with the scent of the nearby Atlantic.

Accessibility is a key highlight. While the island feels like a world unto itself, it is connected to the mainland by a majestic 2.9-kilometer bridge. A 15-minute drive across this landmark brings you to the historic city of La Rochelle, while La Rochelle Airport (LRH) is reachable in just 20 minutes. This makes the house an ideal candidate for a primary residence, a seasonal getaway, or a high-end investment property for international travelers. For local exploration, the island's legendary network of over 100 kilometers of cycling paths is easily accessible, with scenic footpaths leading directly from the house to the neighboring communes of St Martin de Ré and Rivedoux-Plage.

Sophisticated Open-Plan Living

The main residence is designed with a focus on light, flow, and social interaction. The ground floor is characterized by an expansive open-plan layout that seamlessly integrates the kitchen, dining, and lounge areas. At the heart of the lounge sits a working log burner, providing a cozy focal point for the cooler Atlantic evenings. The design is punctuated by architectural flair, most notably a stunning spiral staircase that winds upward against a custom-featured curved wall.

Practicality has not been sacrificed for style. The ground floor includes a well-appointed shower room—perfect for rinsing off after a morning at the beach—and generous storage cupboards to keep the living space uncluttered. Large double doors at the front of the house lead out to a private patio area. This sun-drenched outdoor space serves as an extension of the living room, ideal for morning coffee or evening aperitifs. Hidden just off the patio is access to a private cellar, offering essential storage for the island's famous local wines and outdoor gear.

Accommodation and the Versatile Studio

Ascending the spiral staircase to the first floor, you will find three beautifully proportioned double bedrooms. Each room is equipped with substantial built-in wardrobes and is sold fully furnished with high-quality pieces that complement the coastal aesthetic. The main family bathroom on this level is a bright, airy sanctuary, featuring a full-sized bathtub and a large Velux window that floods the space with natural light.

One of the most compelling features of this property is the attached studio apartment. This space is ingeniously designed with a mezzanine sleeping area accessed by a ladder, leaving the lower level free for a comfortable living area and a fully equipped kitchenette. With its own separate front door opening onto the street and a connecting door to the main house's landing, the studio offers incredible flexibility. It can



serve as a private suite for visiting guests, a dedicated home office, or a completely independent holiday rental to generate significant supplementary income.

Modern Comforts and Outdoor Adventure

The property is maintained to a high standard and comes fully furnished (available for an additional €45,000), allowing a new owner to move in or begin renting immediately. Heating is provided by modern, efficient electric wall heaters throughout both the house and the studio. While the property does not feature a pool—a rarity for the dense, historic center of La Flotte—the beach is less than a five-minute walk away, offering the ultimate natural swimming pool just moments from your door.

Living on the Île de Ré is defined by the outdoors. Whether it is sailing from the La Flotte harbor, practicing water sports at Rivedoux, or enjoying a round of golf on the island's scenic course, the opportunities for recreation are endless. The property also benefits from a dedicated parking space directly outside on Rue du Château des Mauléons, a significant asset in a village where parking is often at a premium.

Investment Summary

- * Property Price: €850,000
- * Optional Furniture Package: €45,000
- * Total Living Area: 118 sq m
- * Configuration: 3 Bedrooms + Studio (Total 4 sleeping areas)
- * Bathrooms: 3
- * Orientation: North-facing, ensuring a cool interior during the peak summer heat.

This is more than just a house; it is an entry point into one of the most exclusive and enduringly popular real estate markets in Europe. With no set date for sale but a desire to move quickly, the owner offers this 'oven-ready' home to a buyer ready to embrace the magic of the Île de Ré. Whether you are navigating the salt marshes by bicycle or enjoying fresh oysters at a local harbor-side bar, 6 Rue Du Général Goguet is the perfect place to call home.

ABOUT THE AREA

La Flotte is a picturesque fishing village located on the northern coast of the Île de Ré, an island nestled in the Atlantic Ocean off the west coast of France. Recognized as one of the Plus Beaux Villages de France (Most Beautiful Villages of France), it is celebrated for its authentic Charentais architecture, characterized by narrow, flower-lined streets and white-washed houses with colorful shutters. The village centers around its charming harbor, which evolved from a 17th-century trade hub for salt and wine into a bustling marina filled with pleasure boats and traditional 'old rigging' vessels.

One of the village's most unique highlights is its medieval-inspired market, built in 1804. Designed with a central paved courtyard, wooden halls, and reed-tiled roofs, it feels like a journey back in time and is open every day of the year. Visitors can sample local island delicacies, including fresh oysters, AOC-certified potatoes, and local fleur de sel, all while soaking in the nostalgic atmosphere of the old-world



stalls.

History buffs will find significant sites just on the outskirts of the village. The Abbaye des Châteliers, a majestic ruin of a 12th-century Cistercian abbey, stands as a silent sentinel over the island's coastal fields. Nearby, the Fort de la Prée, built in 1625, serves as the island's oldest military stronghold and offers a glimpse into the strategic importance of the Île de Ré during the Siege of La Rochelle. For those seeking relaxation, the Arnéault beach provides a safe, sandy crescent ideal for family swimming and coastal walks.

Traveling to La Flotte is remarkably convenient for an island destination. The nearest airport is La Rochelle-Île de Ré Airport (LRH), located just across the bridge on the mainland. It is approximately 10 to 15 kilometers away, and the drive typically takes about 15 to 20 minutes by car or taxi. Regular bus services also connect the airport directly to La Flotte, making this charming seaside retreat easily accessible for international and domestic travelers alike.

MAiN FEATURES:

- * 118m² of living space
- * 3 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	118 mq
Dimensione del lotto:	118 mq

Utility details

Heating:	Si
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Rental details

Furnished:	Si
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Lease terms

Date Available:

Contact information



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