



## MAGNIFIQUE VILLA DE STYLE LOUISIANE VÉRITABLE HAVRE DE PAIX



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |                 |
|----------------|-----------------|
| Vastgoed voor: | Koop            |
| Prijs:         | USD 1,463,926.4 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | France              |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine  |
| Plaats:                     | Chatellaillon-Plage |
| Postcode:                   | 17340               |
| Geplaatst:                  | 02-02-2026          |

### Omschrijving:

Located in the sought-after and secluded Colline d'Angoute neighborhood in Châtelailon-Plage, come discover this superb villa, with its soothing atmosphere, elegant decor, prime location, and the feeling of being on vacation all year round.

As soon as you enter the foyer, your gaze is immediately drawn to a majestic wrought-iron staircase—a true architectural centerpiece—which leads upstairs with elegance and character.

You'll be charmed by a superb living area of approximately 80 m<sup>2</sup>, bright and warm, with a double south-west exposure and a hewn stone fireplace. The separate kitchen invites conviviality and opens onto a large covered terrace, ideal for outdoor dining and special occasions. It extends into a laundry room with exterior access and a guest bathroom.

A master suite with a private walk-in closet, a bathroom featuring a shower, bathtub, and toilet completes the ground floor. The upper floor features three beautiful bedrooms, each with a private balcony offering unobstructed views with a glimpse of the sea, inviting relaxation and contemplation. A powder room with a toilet completes the upper floor.

This property combines elegance, comfort, and functionality with its spacious garage that can accommodate up to 4 cars and includes a wine cellar.

Every detail has been carefully considered to offer high-end comfort in a timeless style.

A rare find on the market, aimed at buyers looking for a villa with a unique aesthetic in a sought-after neighbourhood.

|          |      |
|----------|------|
| Gebouwd: | 2009 |
|----------|------|



## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 4                  |
| Badkamers:                  | 2                  |
| Afgewerkte vierkante meter: | 196 m <sup>2</sup> |
| Lot Afmeting:               | 932 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 192 |
|--|-----|

## Building details

|          |    |
|----------|----|
| Parking: | Ja |
|----------|----|

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T705496/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T705496/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1590214

