

CHARMING ESTATE IN THE HEART OF NATURE – ESSAOUIRA

1 200 000 €

Ref 86824959

Essaouira - Maison 4252 sq ft

VANEAU
Luxury Real Estate



About this property

A rare property between preserved nature and refined lifestyle. Located just 20 minutes from the historic center of Essaouira and 15 minutes from Sidi Kaouki, this beautiful private estate offers a peaceful and exclusive setting with panoramic views over the surrounding countryside. Set on a 13,120 m² landscaped plot, the property offers approximately 395 m² of living space spread across several buildings, creating a harmonious and serene environment. Currently operated as a charming guesthouse, the estate represents an exceptional opportunity for a hospitality project or a private residence in the heart of nature.

The Main House The main residence features four elegant bedrooms, each with its own en-suite bathroom, as well as spacious living areas including:

- A bright living room
- A private office
- A fully equipped kitchen with back kitchen
- Laundry room
- Guest WC

Two additional rooms of approximately 30 m² each, currently used as an artist studio and workshop, complete the living spaces.

Independent Spaces The property also includes:

- An independent guest house with two bedrooms and bathrooms, equipped with reversible air conditioning
- An independent studio with private bathroom

In total, the estate offers 7 bedrooms, 7 bathrooms and 8 toilets, ideal for hosting guests or operating a boutique guesthouse.

Outdoor Areas & Features At the heart of the garden lies a beautiful swimming pool fully renovated in 2025, finished with high-quality Italian glass mosaic tiles. Modern and eco-friendly features include:

- Solar panels for hot water in the bedrooms and kitchen
- Solar-powered pool system with electric heat pump
- Fully revised pool filtration and technical installations

The property enjoys complete privacy, absolute tranquility and open panoramic views, surrounded by nature. **Strong Development Potential** Thanks to the size of the land, the property offers excellent potential for expansion or further development, making it

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Marrakech Agency
Marrakech - Marrakech

Price : 1 200 000 €

Surface : 4252 sq ft

Rooms : 11

Bedrooms : 8

Bathrooms : 15

Shower rooms : 0

Swimming pool : Yes

suitable for various projects such as a boutique guesthouse, wellness retreat or private residence. The property is sold fully furnished and ready to operate. Price: \$1,200,000 + 3% agency fees payable by the buyer

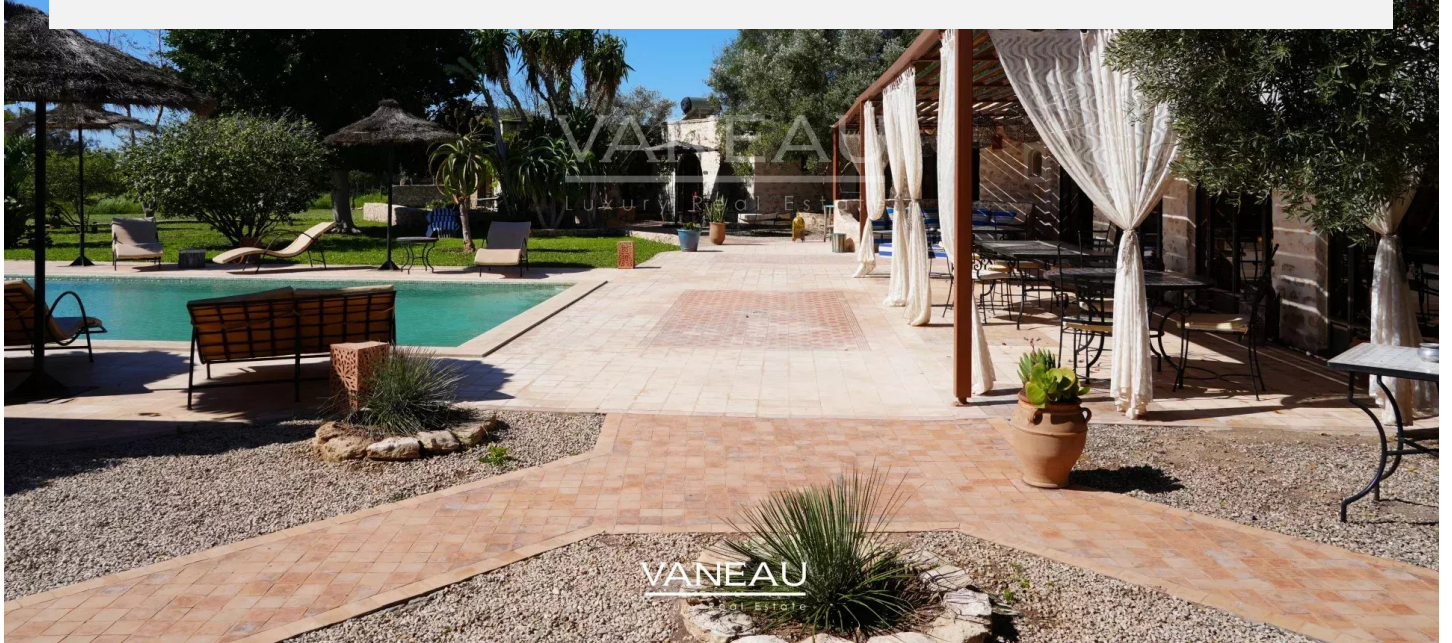
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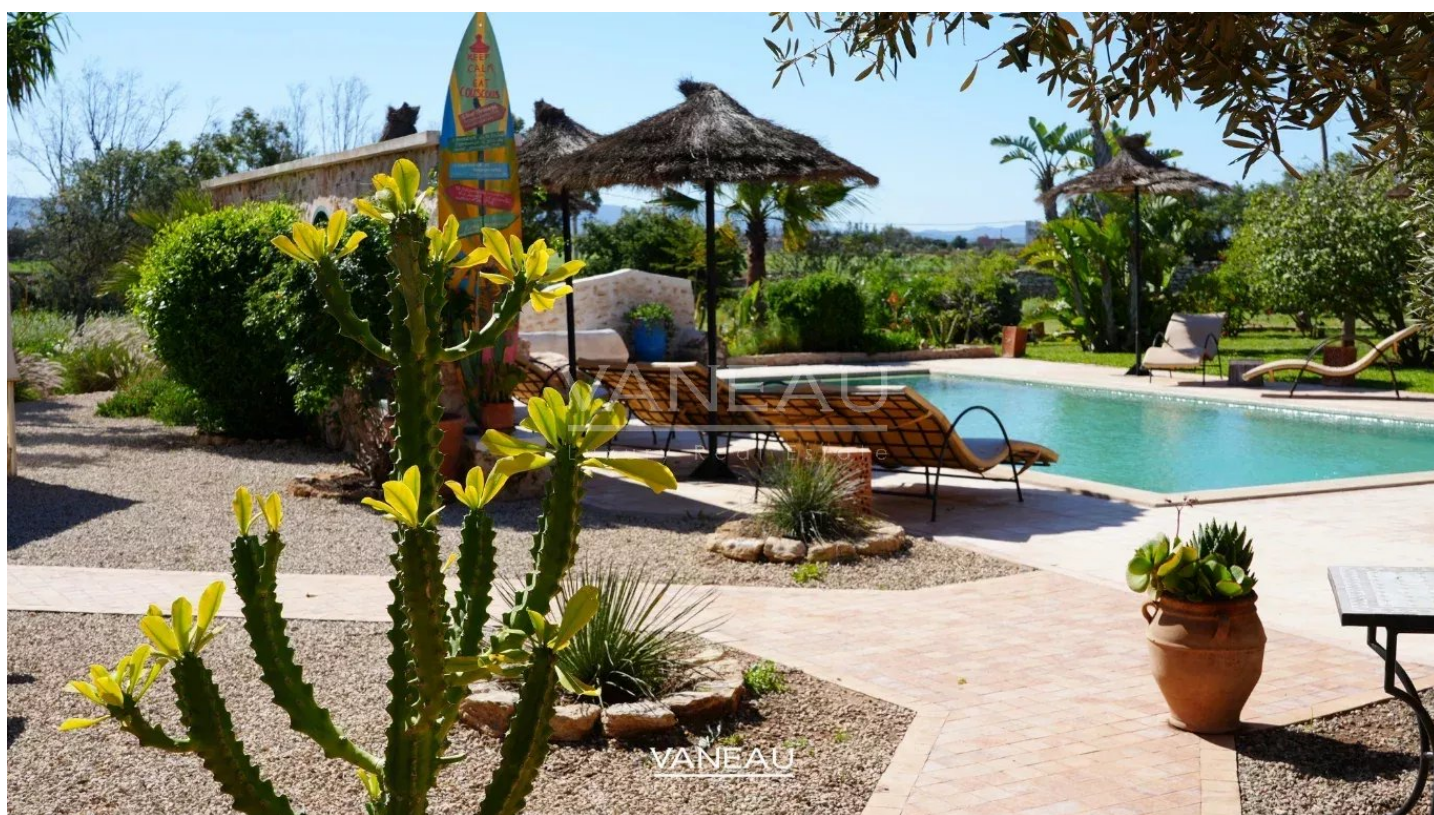
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VANEAU

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1972

VANEAU LOCATION

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Neuilly et Boulogne

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VANEAU C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

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SCPI, Assurances Vie

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immobilier neuf

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Exell Crédit immobiliers
Assurances emprunteurs

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GTF, plus de 7 000 lots gérés à
Paris

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés