

CHARMING ESTATE IN THE HEART OF NATURE – ESSAOUIRA

1 200 000 €

Ref 86824959

Essaouira - House / Villa 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

Robinson Choual

✉ maroc@vaneau.fr

phone_abbreviation

+212664905373

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: euros1,200,000 + 3% agency fees payable by the buyer

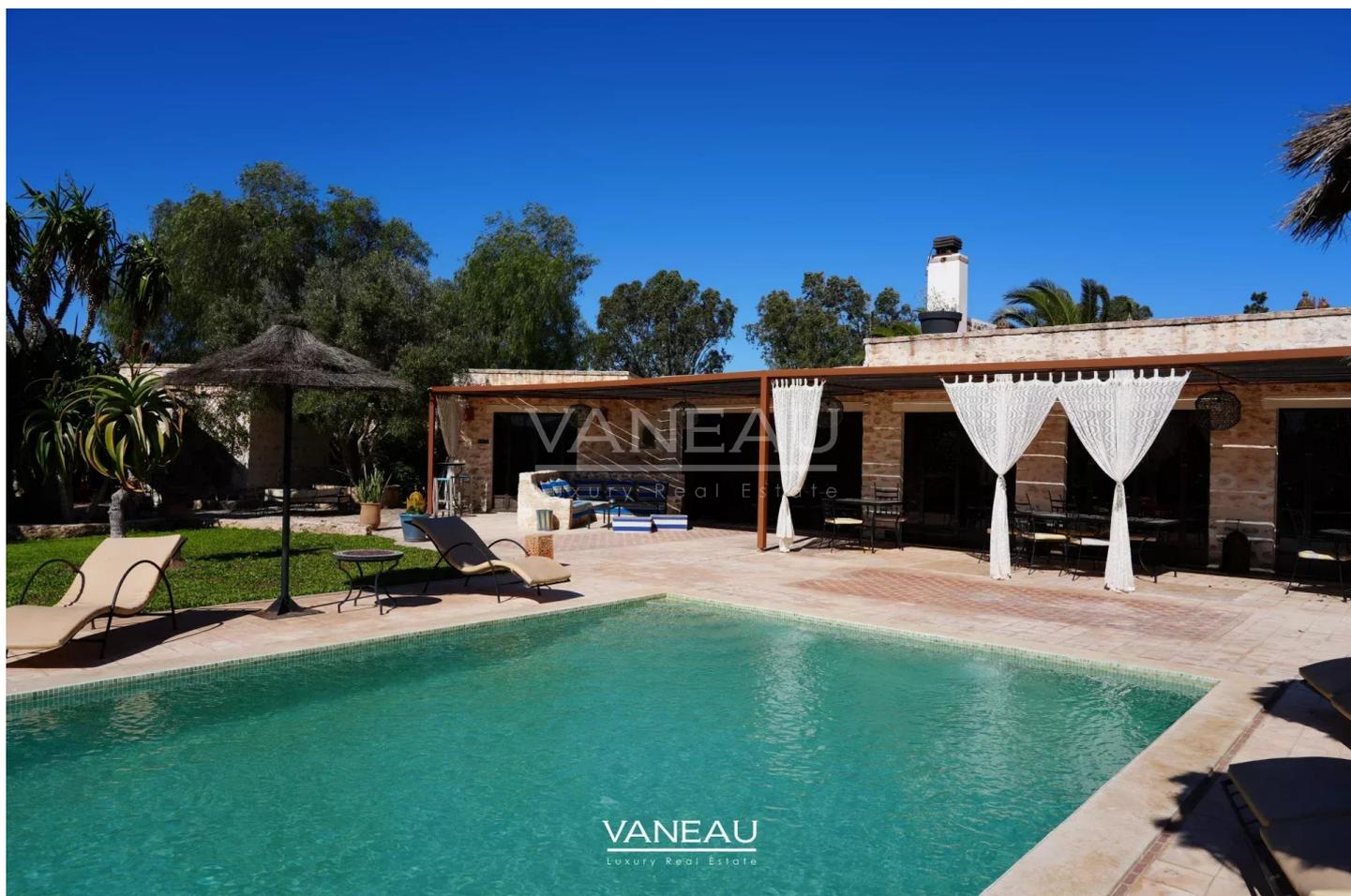
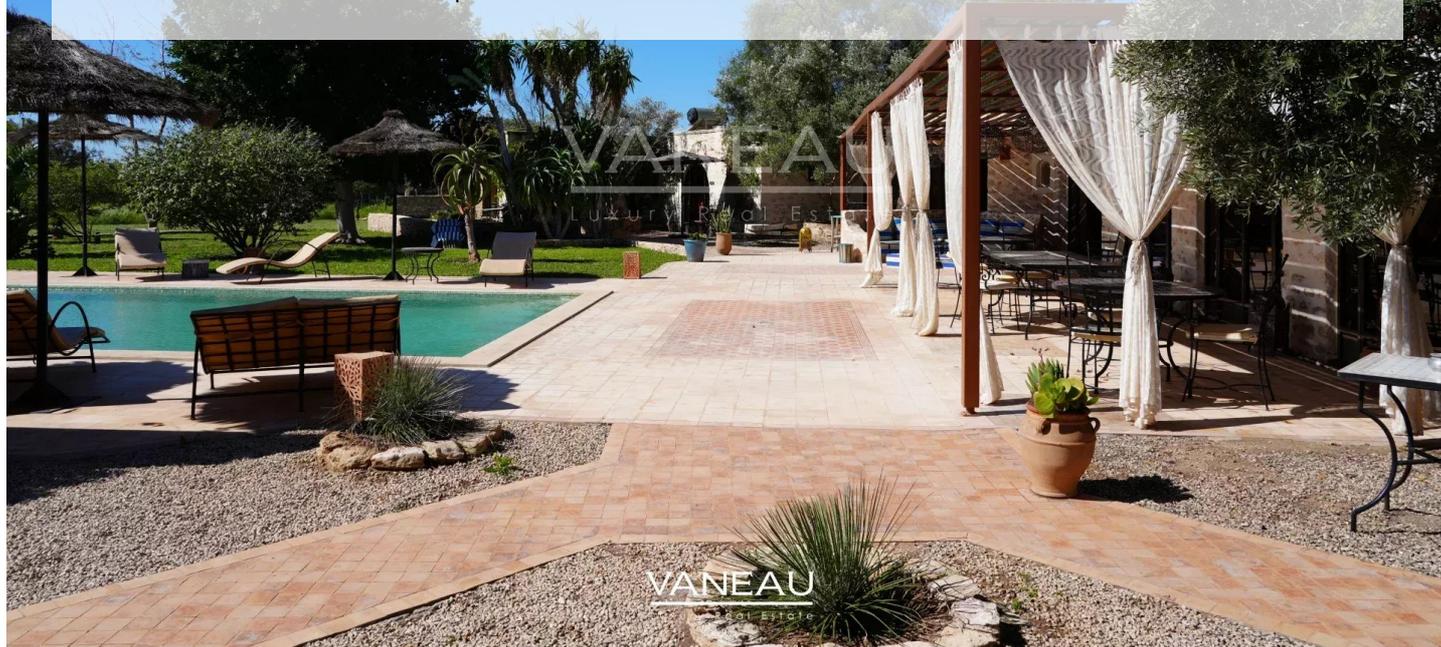
CHARMING ESTATE IN THE HEART OF NATURE – ESSAOUIRA

1 200 000 €

Ref 86824959

Essaouira - House / Villa 4252 sq ft

VANEAU
Luxury Real Estate



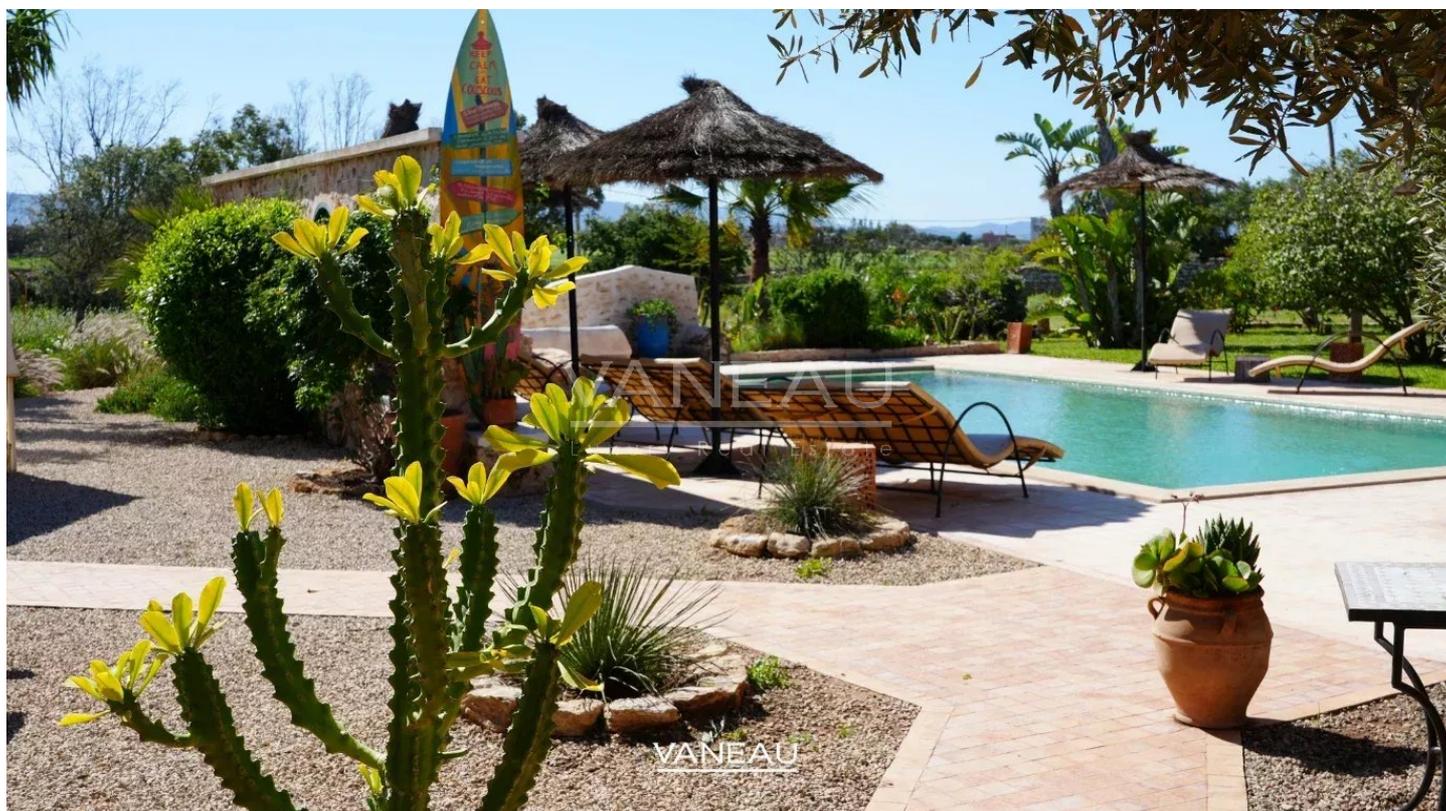
CHARMING ESTATE IN THE HEART OF NATURE – ESSAOUIRA

1 200 000 €

Ref 86824959

Essaouira - House / Villa 4252 sq ft

VANEAU
Luxury Real Estate



VANEAU

Immobilier de prestige depuis
1972

VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne

VANEAU VIAGER

30 ans d'expérience en vente
viagère

VANEAU

C'EST AUSSI

VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie

VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf

COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

GESTION LOCATIVE

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