COLDWELL BANKER
EUROPA REALTY

Apartment Les Sables-d'Olonne 90 m²



SALE PRICE : 493 000 €

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7 Rue Pas du Minage
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DESCRIPTION

In the heart of Les Sables-d'Olonne, discover this duplex apartment that will seduce with its privileged location, its functional distribution and its view of the canal, a real invitation to enjoy the city's maritime atmosphere.

Located on the top floor of a residence with elevator, this apartment offers a pleasant living environment, in the immediate vicinity of shops, the doch, restaurants and the animation of the port. A sought-after address to fully enjoy the life of Sabla, whether year-round or for the holidays.

From the entrance, the main level welcomes a first bedroom on one level, accompanied by its private bathroom, offering comfort and independence. The living room is one of the major assets of this property: open to an unobstructed view of the channel, it allows you to enjoy a living panorama to the rhythm of boats and port activity.

Upstairs, the sleeping area consists of two additional bedrooms and a second bathroom, allowing family and guests to be welcomed in comfortable conditions. This duplex configuration offers an appreciable separation between living spaces and rest areas.

Another advantage particularly sought after in the city center: a covered parking space within the residence, a real comfort to facilitate everyday life in this popular area.

Its location, its view of the channel, its three bedrooms and its two bathrooms make this apartment an interesting opportunity for those looking for a pied-à-terre on the Vendée coast or a privileged place to live in the heart of Les Sables-d'Olonne.

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FEATURES

Property type:	Apartment	Area:	90.35 m²	Elevator:	Oui
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 99

Greenhouse gas emissions (GHG) index: A 3

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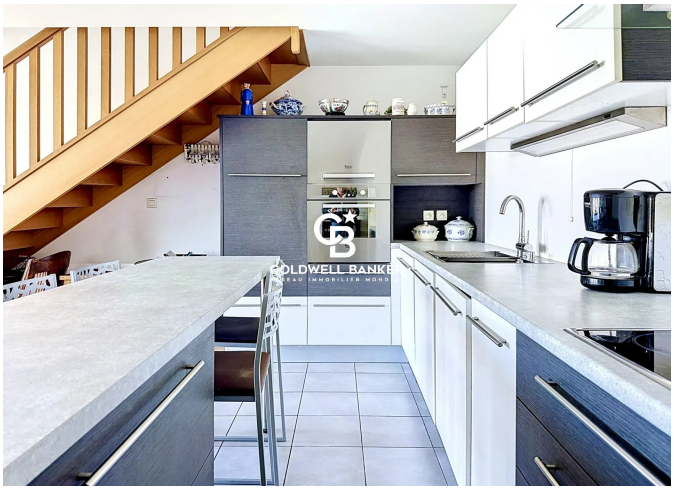
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