COLDWELL BANKER
EUROPA REALTY

Apartment Les Sables-d'Olonne 173 m²



SALE PRICE : 1 405 000 €

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PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Based in Les Sables-d'Olonne and throughout Vendée, our local advisors guide you through every viewing, blending hands-on service with deep local market expertise. A heartfelt thank you to our sellers for their continued trust.

Exceptional 155m² Oceanfront Apartment: 3 Bedrooms, Office, 60m² Garage & Wine Cellar;

Discover an exceptional 170m² apartment located on the first floor of an iconic villa built in 1924, offering breathtaking views of the Atlantic Ocean in Les Sables-d'Olonne. This historic property, gracefully overlooking the bay, combines old-world charm with modern comfort.

This spacious, light-filled apartment features a vast living room, a welcoming dining room, a separate kitchen, two comfortable bedrooms, two bathrooms, and an office. Attention to detail and high-quality materials create a warm and refined atmosphere.

Don't miss this unique opportunity to acquire an exceptional apartment, offering generous volumes and rare features such as a large garage and a wine cellar. Contact us at 06 47 09 59 24 for a viewing and let yourself be captivated by this exceptional location.

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

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FEATURES

Property type:	Apartment	Area:	173.74 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	6 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 267

Greenhouse gas emissions (GHG) index: B 10

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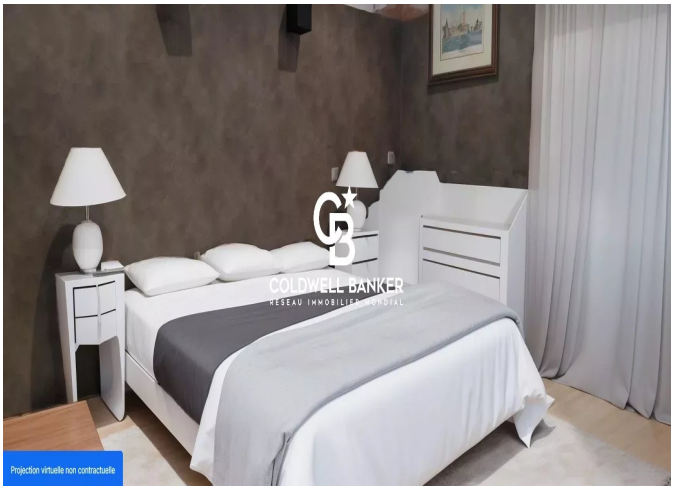



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