COLDWELL BANKER
EUROPA REALTY

House Rivedoux-Plage 147 m²




SALE PRICE : 1 674 000 €

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7 Rue Pas du Minage
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## DESCRIPTION

Located on Île de Ré, just 200 meters from the ocean and 500 meters from the village center and its shops, this recent villa of approximately 150 sq. m of living space offers high-end features. Its prime location combines immediate proximity to the beach with village amenities, while remaining 15 minutes from La Rochelle's TGV train station and airport.

Reception spaces and interior layout
The architecture of this recent property prioritizes natural sunlight, high ceilings, and smooth flow between rooms:

Main living room: A spacious dual-aspect living room equipped with large aluminum sliding glass doors opening directly onto the terrace and garden.

Open-concept fitted kitchen: A custom dining kitchen complemented by a functional pantry and an independent laundry room.

Inner patio: A central outdoor space sheltered from the wind, bringing additional brightness into the living areas.

Sleeping area: 3 private en-suite bedrooms
The interior layout was designed to ensure comfort and privacy for all occupants:

Master suite: A generously sized main bedroom featuring a custom walk-in closet, a contemporary private shower room, and a direct view of the pool.

Secondary suites: Two additional bedrooms, each with its own private shower room and built-in closets.

Premium outdoor space and energy performance
The outdoor landscaping and construction comply with recent thermal standards (RT2012 / RE2020) for efficient energy use:

Garden and pool: Fully walled, landscaped grounds unoverlooked, featuring a heated pool, a large wooden deck, and a covered summer lounge (porch).

Parking and storage: An attached enclosed garage providing vehicle parking and storage for water sports equipment or bicycles.

A turn-key opportunity for a primary residence or a prime investment property on Île de Ré.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 147.0 m² | 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): A 56

Greenhouse gas emissions (GHG) index: A 2

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