COLDWELL BANKER
EUROPA REALTY

House La Tranche-sur-Mer 113 m²



SALE PRICE : 650 000 €

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DESCRIPTION

Tucked away out of sight beneath the maritime pines, right on the edge of the state forest and just 50 meters from the beach, this property elegantly embodies the true "beach house" spirit.

Set on its dune, this beautifully renovated home lives to the gentle rhythm of the ocean: here, you fall asleep to the sound of the waves and wake up to the pine-scented breeze. A rare and inspiring living environment, where every day feels like a holiday.

Warm living spaces designed for gathering
Set on a tree-lined plot of over 700 sqp, this approx 115 sqm home offers an atmosphere that is both soft and inviting. Accommodating up to 10 guests, it is perfect for bringing family together, entertaining friends, or realizing a rental investment project:

Garden level: A welcoming entrance leads into a spacious living room bathed in natural light, extending into a fully fitted and equipped open-plan kitchen—the heart of the home. This level also features a home office, 3 lovely bedrooms, 2 shower rooms, a separate toilet, a utility / laundry room, and a sun-drenched veranda that seamlessly connects to the outdoors.

Upstrairs: The sleeping area continues in complete privacy with 2 additional bedrooms and a WC.

The outdoor space has been designed as a constant invitation to relax and spend quality time together:

A large private swimming pool surrounded by pine trees, the perfect refreshing haven after a day at the beach.
A spacious covered patio and a beautiful terrace of approx 60 sqm to extend summer lunches and evenings with friends.
An attached garage with direct house access plus 2 private parking spaces provide convenience for everyday living.

An exceptional address on the Atlantic coast
Whether you are passionate about water sports, a lover of quiet reading surrounded by nature, or simply looking for a peaceful seaside retreat, this truly rare gem will not leave you indifferent.

Let yourself be charmed... Contact us today to arrange a private viewing of this exceptional property in La Tranche-sur-Mer.

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FEATURES

Property type:	House	Area:	113.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 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): D 247

Greenhouse gas emissions (GHG) index: B 9

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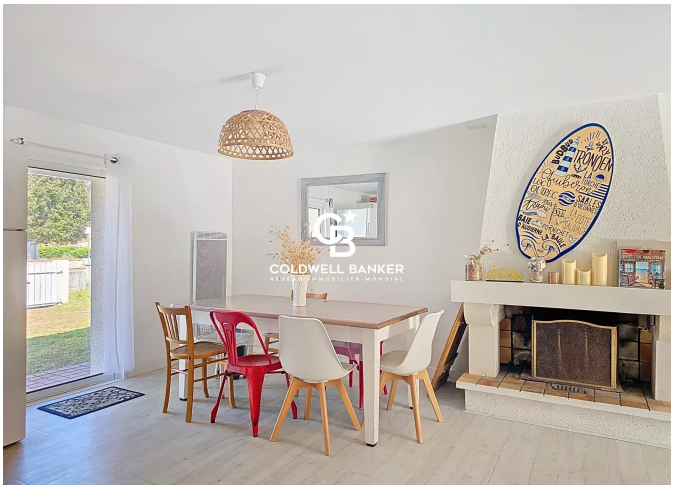





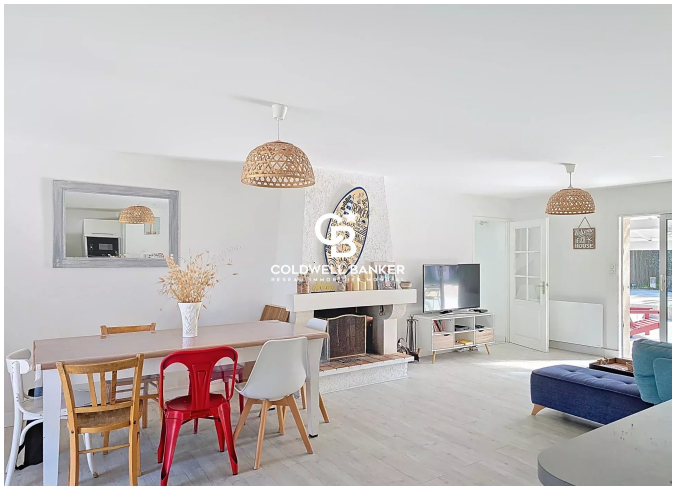

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