COLDWELL BANKER
EUROPA REALTY

House La Tranche-sur-Mer 90 m²



SALE PRICE : 597 000 €

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France, 17000, La Rochelle

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DESCRIPTION

La Tranche-sur-Mer, La Terrière district, 500 m from the beach – charming, fully renovated house with a swimming pool and a large 80 m² garage with conversion potential.

In the heart of the forest, with a south-facing view of the surrounding pines and just a stone's throw from the beach.

An exceptionally rare property in a unique and highly sought-after environment. Located in La Terrière, 10 minutes from the village shops and restaurants, this beautifully and entirely refurbished house meets all the criteria of THE "beach house," just a 5-minute walk from the ocean.

With no work required and meeting the latest current standards, it offers everything one expects from a seaside home: serenity, comfort, and enjoyment. It is both modern and economical, allowing you to enjoy the scents of the forest and the ocean.

Built on a 552 m² plot, the 100 m² house consists of a living room opening onto the terrace and the pool, an ultra-functional and modern fully fitted and equipped open kitchen, 3 bedrooms (one of which features a mezzanine providing 4 berths for children and friends), 2 shower rooms, and a separate toilet.

THE UNDENIABLE BONUS:

An attached, fully insulated 80 m² garage that can be converted to nearly double the living space, or simply allow enthusiasts to store cars or surfing gear, or to enjoy a workshop or any other hobby requiring space.

The south-facing terrace and the swimming pool ensure great moments with friends or family!

The house is equipped with an electric gate and offers 2 private parking spaces, completing this unique property.

Whether you are a lover of water sports, reading, writing, or simply the ocean, this house will surely satisfy you...

Risk information available on the website : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	90.1 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): B 109

Greenhouse gas emissions (GHG) index: A 3

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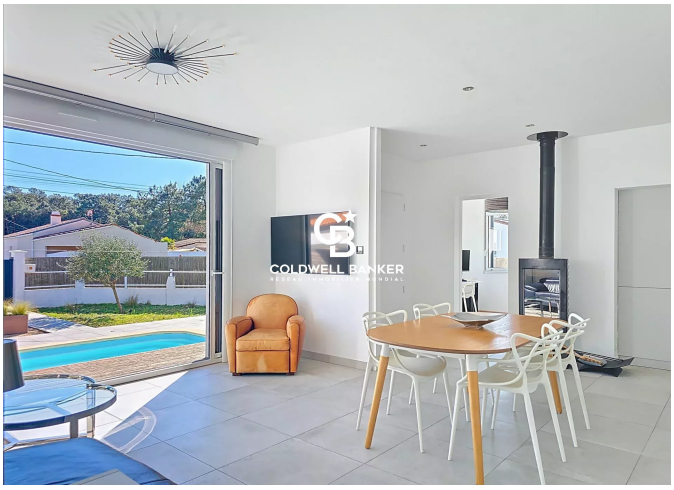





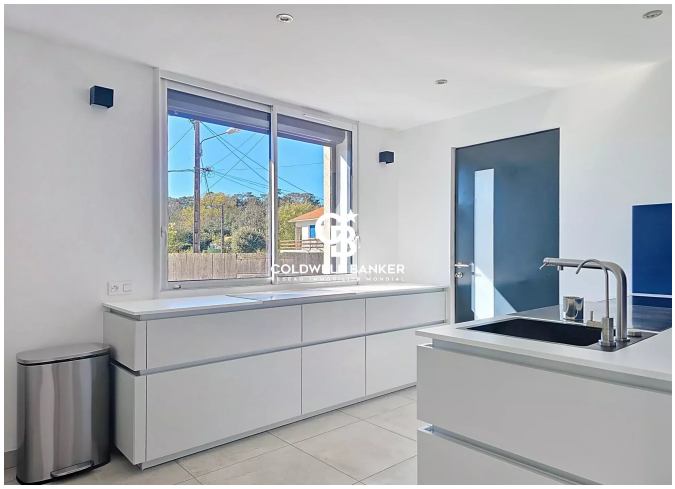



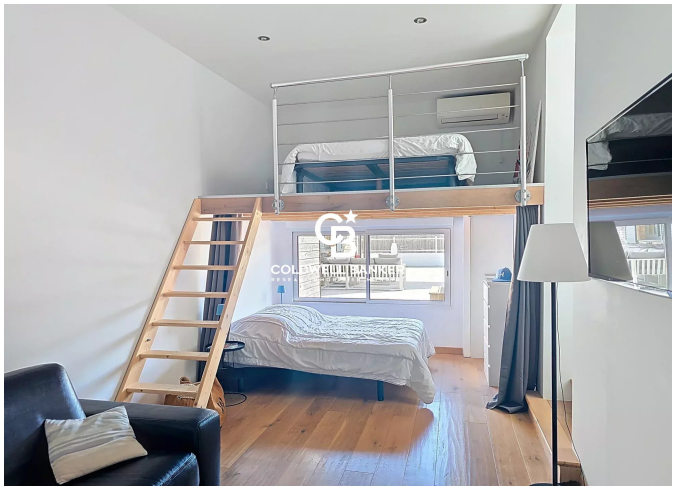

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