COLDWELL BANKER
EUROPA REALTY

House Les Herbiers 289 m²



SALE PRICE : 895 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Beyond a residence, this 330 sqm (3,550 sq ft) masterpiece is an odyssey of glass and pure lines, where every hour of the day composes a new living landscape over a one-hectare park. Located just 45 minutes from the Atlantic breezes, this high-security estate offers an unparalleled lifestyle at the crossroads of Nantes and the world-renowned Puy du Fou.

The Art of the Moment
The heart of the home opens onto a 1,000+ sq ft majestic reception area, a sanctuary of clarity where the gaze drifts into the treetops. Life here flows seamlessly between whispered conversations in the lounge, total immersion in your 500+ sq ft private cinema, or inspiration in the suspended mezzanine office.

A Private Retreat of Serenity
The sleeping quarters are designed as a retreat from the world. The Master Suite, with its panoramic bathroom, transforms waking up into a meditation facing the gardens. Three additional luxury suites welcome guests in the hushed comfort of a boutique hotel, while a 470 sq ft fitness room invites vitality overlooking the azure of a heated pool.

A Protected Domain, A Vision to Create
Nestled in absolute privacy under high-level security, the 2.3-acre park is a haven of silence. Stone terraces invite long summer evenings, just a short drive from the Vendée coastline. For visionaries, a portion of the land remains buildable—the perfect canvas for an extension or a prestigious guesthouse project.

Sovereign Balance
Perfectly positioned between the strategic hubs of Nantes and Cholet, this confidential address is the ultimate crossroads for CEOs and aesthetes seeking absolute discretion.

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.

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

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FEATURES

Property type:	House	Area:	289.33 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

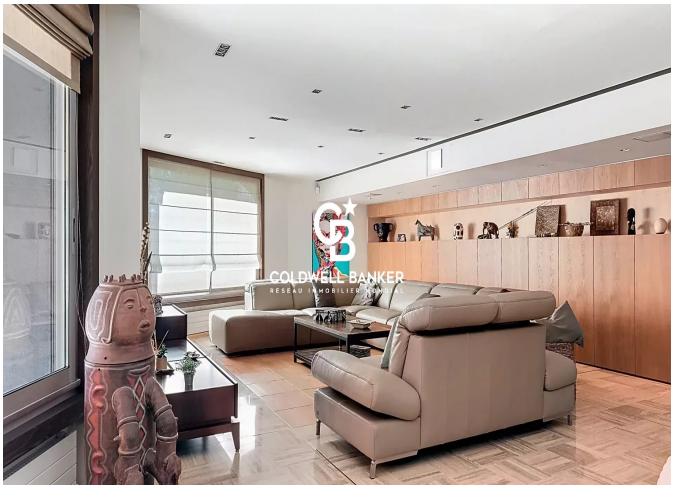
Energy performance diagnosis (EPD): B 92

Greenhouse gas emissions (GHG) index: A 3

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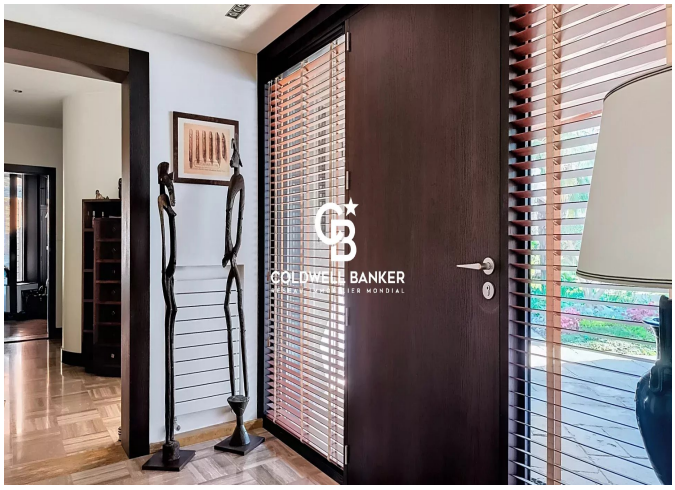
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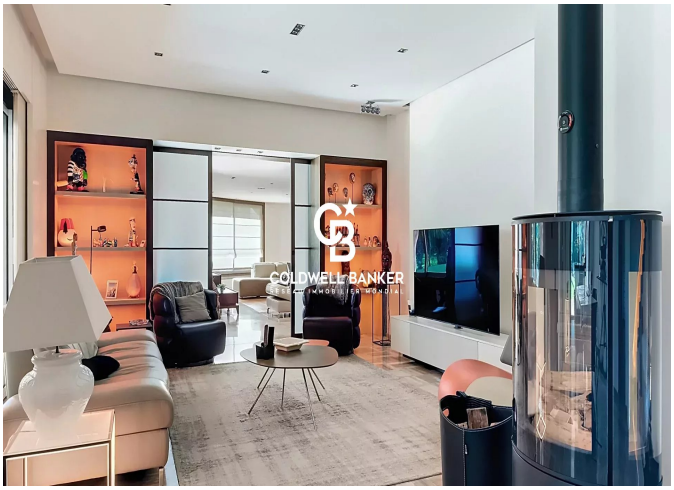
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