COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 131 m²



SALE PRICE : 599 500 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

A few minutes from the beach and shops of La Pironnière, discover this pleasant single-storey architect's house where comfort, brightness and quality of life combine on a daily basis.

From the entrance, you will be seduced by a living room bathed in light, wide open to the various outdoor spaces. A true extension of the house, the terraces offer several atmospheres to enjoy every moment of the day: family meals, relaxation corner or sunbathing, all in an environment preserved from the eyes.

Designed to be as pleasant to live in as it is functional, this house does not require any work. Its optimized layout, its many storage spaces, its garage and its parking possibilities make it a practical and comfortable property on a daily basis.

A real asset: part of the house offers the possibility of being converted into an independent suite with bedroom and bathroom, or even in a studio to receive family and friends, carry out a professional activity or consider a rental income.

A house where you put down your suitcases and where you immediately enjoy a privileged living environment, between comfort, privacy and proximity to the ocean.

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FEATURES

Property type:	House	Area:	131.0 m²	Number of rooms:	5 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 58

Greenhouse gas emissions (GHG) index: A 2

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