COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 166 m²



SALE PRICE : 1 410 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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immobiliere@coldwellbanker.fr

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DESCRIPTION

Out of sight, a few steps from the city center of Les Sables-d'Olonne, the market and the beach, this remarkable contemporary house offers a privileged living environment, combining generous volumes, natural light and carefully arranged outdoor spaces.

From the entrance, the vast living room seduces with its beautiful volumes and its brightness. Widely open to the garden and terraces, it is the true heart of this house designed to fully enjoy life inside and outside.

The night area offers four bedrooms, including a single-storey master suite with dressing room and bathroom. A bathroom completes this space. An outbuilding, including a bedroom and a bathroom, allows you to welcome family, friends or guests in an environment that preserves their privacy. The property offers a total of five bedrooms.

Outside, the landscaped garden with swimming pool offers a real relaxation space. The different terraces allow you to enjoy the sunny days in peace. An intimate patio, embellished with a pergola and lush vegetation, brings an atmosphere with Mediterranean accents. A petanque court completes this set designed to receive and share.

This house with swimming pool in Les Sables-d'Olonne also benefits from quality services, a double garage and a particularly preserved environment, while taking advantage of the immediate proximity of shops, the market, the city center and the beach.

A contemporary and confidential property in Les Sables-d'Olonne, ideal for a main residence as well as for a holiday home, where the architecture, volumes and outdoor spaces make up an elegant and exotic living environment.

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FEATURES

Property type:	House	Area:	166.0 m²	Property tax:	€2.00
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): B 64

Greenhouse gas emissions (GHG) index: B 7

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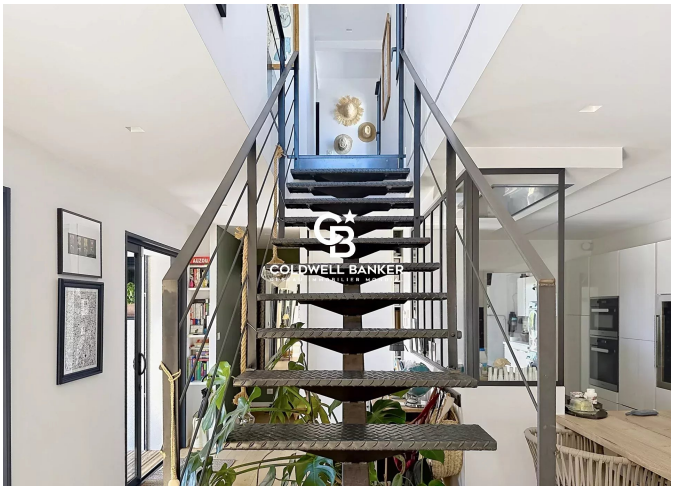



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