COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 189 m²



SALE PRICE : 1 365 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Les Sables-d'Olonne, Coldwell Banker presents you exclusively in a wooded and particularly privileged environment of the sought-after area of La Pironnière just 500 meters from the shops and 800 meters from the beach of Tanchet, this single-storey property offering a rare living environment, where nature, brightness and privacy are harmoniously combined.

Located in the heart of a plot of about 1,300 m², the main house reveals beautiful volumes bathed in light, in perfect harmony with its green environment. The living room is structured around an elegant living room with a fireplace, extended by a fitted and equipped kitchen with its adjoining pantry. The sleeping area accommodates three bedrooms, two shower rooms and a bathroom, offering a comfortable configuration, completed by two independent toilets.

Outside, several terraces invite you to take full advantage of the landscaped garden and the pool, in a wooded and preserved setting.

A real asset of this property, a second independent house completes the whole.

It has a living room with kitchen area, a bedroom, an office space that can also accommodate an additional bed, a bathroom and a toilet. Its terraces ensure perfect autonomy.

This independent house offers many possibilities: welcoming family and friends, exercising a professional activity, having a teleworking space or developing a seasonal or annual rental project.

A double garage completes the services of this property.

A house with many possibilities, ideal for those looking for a family property with swimming pool, a large wooded garden and independent housing in Les Sables-d'Olonne, in the sought-after and residential setting of La Pironnière.

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FEATURES

Property type:	House	Area:	189.0 m²	Property tax:	€3.00
Number of rooms:	6 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): C 175

Greenhouse gas emissions (GHG) index: B 6

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