COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 217 m²



SALE PRICE : 1 490 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

In the sought-after and peaceful neighborhood of Les Roses, this contemporary home charms with its privacy and serene atmosphere. Set on a fully walled plot of nearly 1,300 sqm facing directly south, it offers a warm, effortless living environment that is completely move-in ready.

Everything is easily reached on foot or by bicycle: the shops of the Présidents district are just 750 meters away, and the vibrant Arago market with its fresh local stalls is within one kilometer.

On the ground floor, the home opens into a bright 60 sqm living room with an open kitchen, designed for shared moments with family and friends. This level also features three comfortable bedrooms, each with its own en-suite shower room and toilet, ensuring complete privacy for guests or family members. Everyday practicalities are well covered with a pantry, a laundry room, a utility/boiler room, and a dedicated network patch panel.

The garden level provides a more secluded and restful setting. It hosts a comfortable 34 sqm air-conditioned lounge—ideal for unwinding in quiet comfort—as well as a private primary suite complete with a walk-in closet, an en-suite shower room, and a separate toilet.

Outside, the sun-drenched garden invites you to enjoy outdoor coastal living around a heated swimming pool and a pool house with a summer kitchen, perfect for relaxed al fresco dining away from prying eyes. A detached garage completes the property.

Modern and energy-efficient, the villa is equipped with solar panels providing near total energy self-sufficiency, alongside a comprehensive smart-home automation system easily controlled from anywhere. A truly rare opportunity combining space, privacy, and an ideal location in Les Sables-d'Olonne.

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FEATURES

Property type:	House	Area:	217.0 m²	Property tax:	€3.00
Number of rooms:	6 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): C 102

Greenhouse gas emissions (GHG) index: C 17

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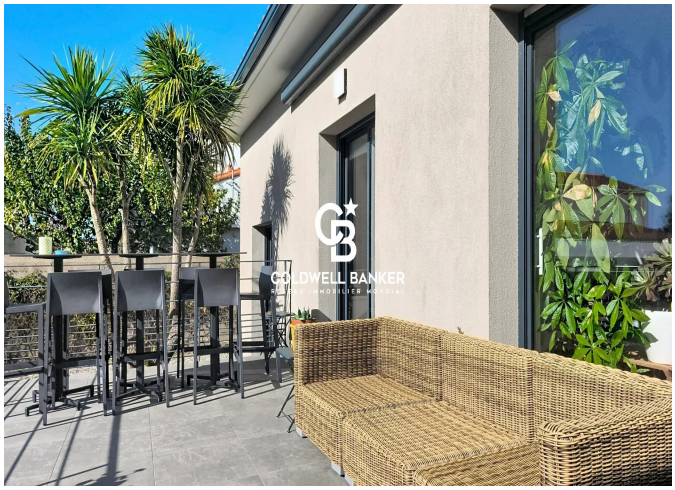

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