COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 262 m²



SALE PRICE : 1 996 000 €

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France, 17000, La Rochelle

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DESCRIPTION

In the heart of the highly sought-after Domaine de la Pironnière in Les Sables d'Olonne, this exceptional contemporary villa thrives in a lush natural setting. Set within a fully enclosed, landscaped park of over 1,000 m², bordered by maritime pines, holm oaks, and ferns, it offers a peaceful haven tuned to the rhythm of the sea breeze.

Completely reinvented by an architect in 2022, the property provides nearly 263 m² of living space, combining sleek architectural lines with absolute comfort. From the entrance, which extends into an independent office and a custom cloakroom, the generous proportions and light-filled spaces immediately stand out. The south-facing reception room features a top-of-the-line 24 m² kitchen, a welcoming dining area, and a cozy lounge built around a contemporary fireplace. Large floor-to-ceiling glass doors open onto over 130 m² and a heated saltwater pool, creating a seamless connection with the surrounding woodland.

Serviced by an elevator, the layout is thoughtfully designed. The ground floor houses a 20 m² guest suite with an en-suite shower room and direct garden access. Upstairs, the landing leads to two bright bedrooms with their own dedicated shower rooms, as well as a private 45 m² primary suite complete with a custom walk-in closet, a spa-inspired shower room with a Japanese toilet, and soothing views over the canopy. On the mezzanine level, a second lounge with a library and fireplace offers a quiet space for relaxation.

The technical specifications match the property's high standards: underfloor heating and cooling via heat pump, air conditioning, full smart home automation, alarm system with video surveillance, central vacuum, fully equipped laundry room, and a 50 m² heated double garage.

A rare contemporary signature where understated luxury blends with the natural beauty of the Sables d'Olonne coast.

Based in Les Sables-d'Olonne and across Vendée, our advisors guide you through every viewing, combining local service with an in-depth knowledge of the micro-market. We warmly thank our sellers for their daily trust.

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FEATURES

Property type:	House	Area:	262.0 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	7 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): A 59

Greenhouse gas emissions (GHG) index: A 3

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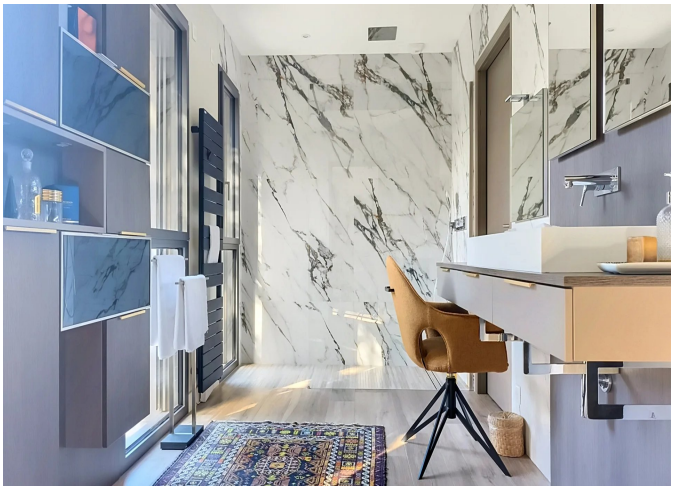



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