COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 284 m²



SALE PRICE : 1 365 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
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DESCRIPTION

A few steps from the forest and Tanchet beach, in one of the most sought-after environments in Les Sables-d'Olonne, this elegant house offers a rare living environment, combining nature, comfort and proximity to shops.

From the entrance, the brightness and the volumes seduce. The beautiful living room, wide open to the outside, invites you to enjoy a warm and soothing atmosphere.

The fitted and equipped kitchen fits harmoniously into this reception space

The house offers four bedrooms, three bathrooms, an office, a lot of storage and lingerie, perfectly meeting the requirements of a comfortable family life.

Designed for moments of sharing and relaxation, it also has a private cinema room

Outside, the terrace naturally extends the reception areas, while a pleasant dining area nestled under a wisteria offers an intimate atmosphere, ideal for moments with family or friends.

A double garage completes the whole. The configuration of the house also allows the installation of an elevator to be considered.

A property where each space has been designed to combine quality of life, comfort and art of living Sablais, in the immediate vicinity of the beach, the forest and shops.

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FEATURES

Property type:	House	Area:	284.0 m²	Property tax:	€4.00
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): C 173

Greenhouse gas emissions (GHG) index: C 26

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