COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 144 m²



SALE PRICE : 832 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Let yourself be seduced by a house where every day has a holiday scent...

In one of the most sought-after neighborhoods of the Sables-d'Olonne, this elegant architect's house offers you a real haven of peace, just a few minutes from the beaches and the ocean.

From the first moments, a feeling of calm and serenity sets in. The generous volumes, the wide openings and the ubiquitous light create a soft and soothing atmosphere, where the interior naturally extends to the outdoor spaces.

Of sight, the south-facing garden and its intimate patio invite you to slow down. Breakfast in the sun, family lunch, reading in the shade or summer evenings with friends... each space has been imagined to fully enjoy the outdoors in a peaceful and warm atmosphere.

Designed with intelligence, the house offers remarkable living comfort. Its central living room harmoniously distributes three distinct sleeping areas, allowing everyone to preserve their privacy while sharing moments of conviviality.

The single-storey master suite, open to the garden, offers a real cocoon of tranquility. Upstairs, two beautiful bedrooms, an office and a bathroom comfortably welcome family and guests.

In addition, an outbuilding including a fourth bedroom with office, bathroom and toilet is an ideal space to receive your loved ones independently, carry out a professional activity or create a leisure space according to your desires.

Laundry room, garage and large storage room complete the services of this property where everything has been designed to simplify everyday life.

Just 500 meters from the shops and a few minutes from the beaches, this house combines the privilege of a quiet environment, the comfort of a quality realization and the pleasure of living all year round as on vacation.

A rare place, where time seems to slow down, to take full advantage of the Sablais art of living.

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FEATURES

Property type:	House	Area:	144.0 m²	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 47

Greenhouse gas emissions (GHG) index: B 6

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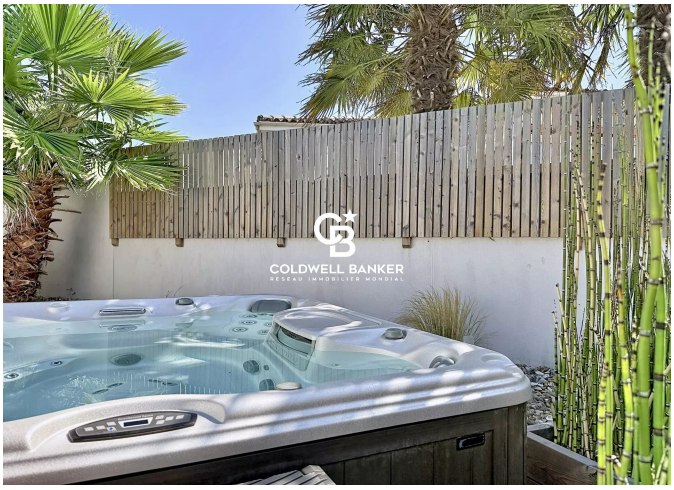











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