COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 125 m²



SALE PRICE : 555 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

A great opportunity awaits you in Les Sables-d'Olonne with this pleasant home offering high-quality features, designed for immediate and absolute comfort. Ideally located with easy access to main roads and local amenities, this location favors a practical "all on foot" or bike lifestyle. Shops, schools, and the network of cycle paths are immediately accessible from the property.

Upon entering, the tone is set: the hall opens onto a beautiful living area bathed in natural light thanks to its south-facing orientation. Large sliding glass doors extend this reception space onto a nicely appointed wooden terrace. The modern, sleek open-plan kitchen includes full equipment as well as plenty of ergonomic storage space. The ground floor ensures convenient single-story living with a comfortable master suite featuring its own private shower room.

The upper floor is fully dedicated to children and guests. Its smooth layout leads to three spacious bedrooms with built-in closets, along with a second versatile mezzanine area (ideal for a home office, playroom, or reading nook). A large family bathroom completes this level with a walk-in shower and a bathtub.

Outside, enjoy a pleasant, low-maintenance space enclosed by a perimeter wall that ensures total privacy day to day. The technical features provide remarkable comfort: full reverse-cycle air conditioning, automatic gate, as well as a fully insulated, tiled, and fitted garage and utility room.

Built under ten-year warranties, this house ensures excellent energy efficiency. The option to buy fully furnished allows for an instant move-in. A meticulously maintained property, available immediately for viewings. Contact our local advisors in Vendée!

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FEATURES

Property type:	House	Area:	125.52 m²	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): A 37

Greenhouse gas emissions (GHG) index: A 1

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