COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 129 m²



SALE PRICE : 599 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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immobiliere@coldwellbanker.fr

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DESCRIPTION

Based in Les Sables-d'Olonne and throughout Vendée, our local advisors guide you through every viewing, blending hands-on service with deep local market expertise. A heartfelt thank you to our sellers for their continued trust.

Located just a stone's throw from the marina and the town center, this traditionally built 129 sq. m. house comes with structural damage insurance coverage until 2032 and offers an ideal lifestyle. Thanks to the cycle path right outside the house, beaches, schools, and shops can be reached entirely by bike.

Living space and ground floor:
The ground floor features a bright living area with an open-plan kitchen, a pantry, and a veranda. There is also an independent studio equipped with a kitchenette and an en-suite shower room with toilet. This space can easily be converted into a ground-floor master suite to suit your needs.

Sleeping area:
Upstairs, the family space consists of three bedrooms. One of them benefits from its own private shower room. An independent shower room and a toilet complete this level.

The exterior:
A well-maintained, low-maintenance outdoor area hosts a 3.3 by 6.3 meter heated swimming pool surrounded by a pleasant wooden terrace, highlighted on the visuals. A lock-up garage completes the property.

A well-maintained, traditionally built house that is completely move-in ready.
Contact us to arrange your viewing.

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FEATURES

Property type:	House	Area:	129.0 m²	Number of rooms:	5 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 52

Greenhouse gas emissions (GHG) index: A 1

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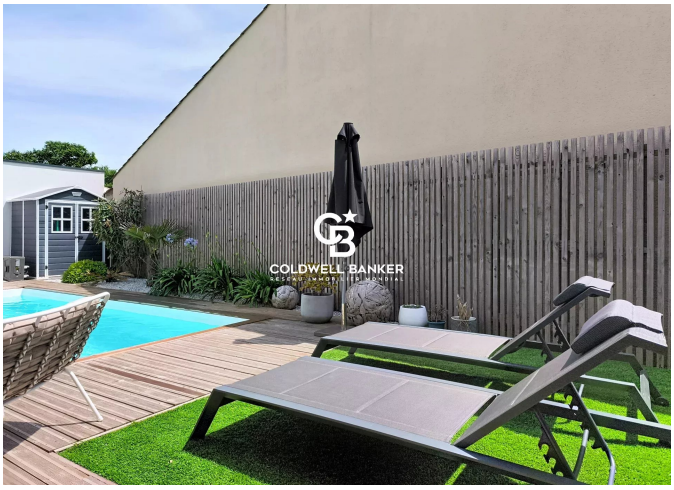



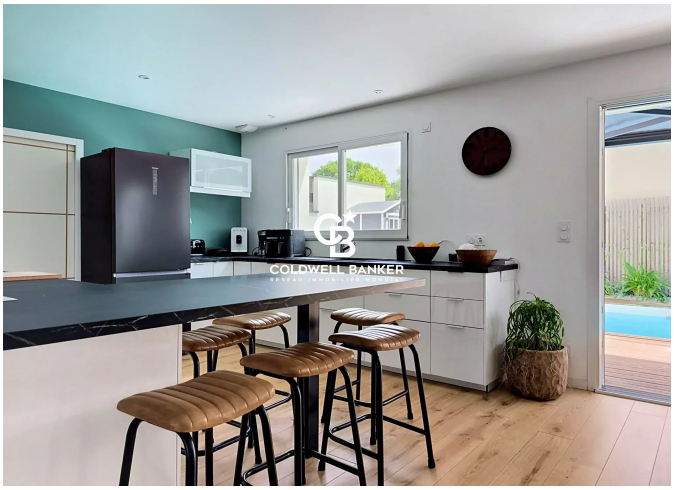



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