COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 125 m²



SALE PRICE : 525 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Discover a spacious and perfectly organized family home in the heart of the historic La Chaume district. With 1,350 sq. ft. of living space, this 1965 residence offers a rare layout and a "walk-to-everything" lifestyle, just minutes from local shops, the harbor, and the ocean.

The elevated main floor is designed for seamless daily living. It features a bright living area with a fully equipped kitchen, as well as a comfortable main bedroom. A shower room and separate WC are also located on this level, allowing for complete single-level living on the upper floor.

The lower level, directly connected to the outdoors, is dedicated to conviviality. A veranda with a summer kitchen extends your living space toward the south-facing garden, perfect for sunny gatherings. This level also offers two additional bedrooms, designed as cozy, cabin-like retreats (ceiling height 2m10) with their own shower room, providing ideal independence for children or guests.

The standout feature of this town-center property: two large private garages and a vast basement. This is an absolute logistical luxury in La Chaume, allowing you to securely park your vehicles and store all your nautical equipment.

A solid and versatile home with a fluid layout and bedrooms distributed across two levels. Its exceptional parking capacity and strategic location make it a unique opportunity in this sought-after area.

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.

Risk information available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	125.7 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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): D 218

Greenhouse gas emissions (GHG) index: D 31

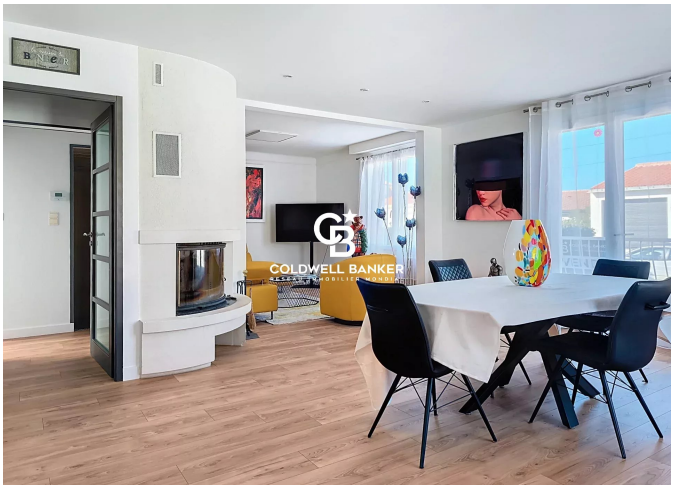
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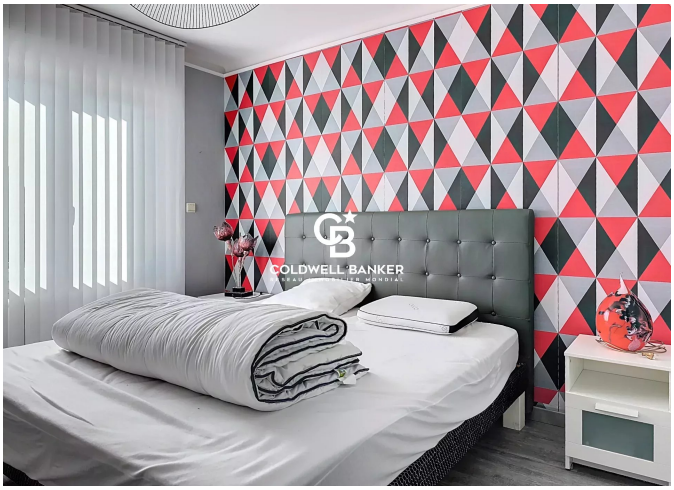












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