COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 140 m²



SALE PRICE : 605 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Imagine leaving the car behind and settling into the easy rhythm of the fresh ocean air. With the dedicated cycle path located right at the end of the street, peaceful rides through magnificent scenery become your new daily routine: head down to the ocean, explore the pine forest trails, or easily cycle into Les Sables-d'Olonne. This renovated 140 m² home delivers a serene, green setting while keeping everyday essentials effortlessly close at hand: local village bakeries, cafes, and shops are just a 3-minute drive away.

The centerpiece of the home is a spacious 30 m² dining kitchen. Filled with natural light and opening directly onto the garden, it is designed for memorable dinner parties and meals made from fresh market finds. Just beyond, the living room with its wood-burning stove offers a warm, cozy retreat to gather around the fire after a day outdoors.

The private quarters feature three quiet, comfortable bedrooms, including a primary en-suite with a fitted walk-in wardrobe and private bathroom.

A standout asset of the property is the fully insulated and heated 16 m² detached guest studio, ready to adapt to your lifestyle: an ideal quiet home office, creative workshop, or private suite for visiting friends and family. A large garage easily accommodates surfboards, bikes, and beach gear, complemented by a convenient scullery and utility room.

Outside, the fully enclosed 741 m² grounds provide complete privacy with zero overlooking neighbors. Life naturally centers around the expansive timber deck and the 9 × 4 m heated swimming pool, positioned to make the most of the sun all day long.

A move-in ready home in immaculate condition, ideal either as a primary residence or a seaside retreat. Contact us to schedule a private tour.

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FEATURES

Property type:	House	Area:	140.0 m²	Property tax:	€1.00
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): C 157

Greenhouse gas emissions (GHG) index: B 6

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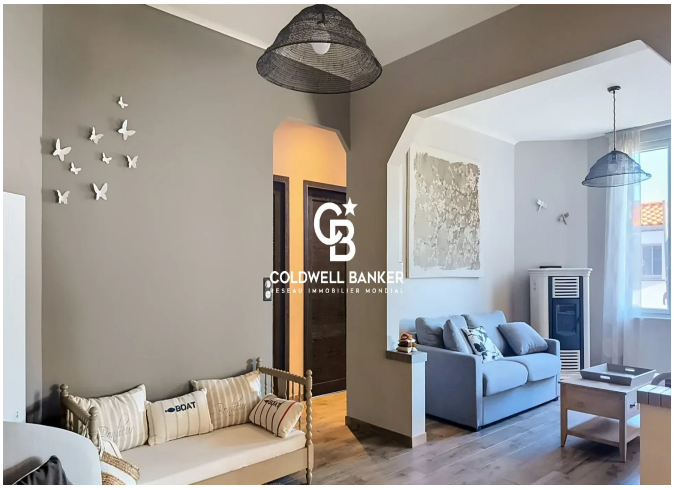











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