COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 185 m²



SALE PRICE : 1 299 000 €

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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

Located in the heart of Les Sables d'Olonne, in the highly sought-after area of the Presidents and in the immediate vicinity of the Arago market, this character villa completely renovated in 2019 enjoys an exceptional strategic location. Its location allows you to enjoy an entirely pedestrian lifestyle, a few minutes walk from the large beach, local shops, schools and entertainment in downtown Sablais.

Reception areas and interior services

The renovation carried out in 2019 made it possible to combine the original architecture with modern comfort, preserving the period elements that make the stamp of the property:

Living room: A large living room with solid wood parquet floors and an original fireplace, offering beautiful volumes and permanent natural clarity.

Summer kitchen on the garden level: A secondary dining area arranged on the lower level, opening directly to the outside to facilitate beach returns and summer meals.

Architectural elements: Beautiful ceiling heights, preserved moldings and quality carpentry.

Sleeping area: 6 bedrooms and 3 bathrooms / bathrooms

The layout of the property is configured to comfortably accommodate a large family or to receive guests as a second home:

Capacity: Six spacious rooms spread over the different levels, offering regular volumes and fluid distribution.

Sanitary facilities: Two full bathrooms and a contemporary bathroom distributed to optimize daily use.

Annexes and parking in the heart of the city

This property has rare and particularly popular technical annexes in this coastal sector:

Private garage major and essential asset in the Presidents' district.

Environment and amenities: Immediate proximity to shops, the beach and the city center.

This property is a first-rate heritage opportunity on the Sables d'Olonne real estate market, ready to host a main or secondary residence.

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FEATURES

Property type:	House	Area:	185.0 m²	Number of rooms:	9 rooms
Number of bedrooms:	6 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 123

Greenhouse gas emissions (GHG) index: C 28

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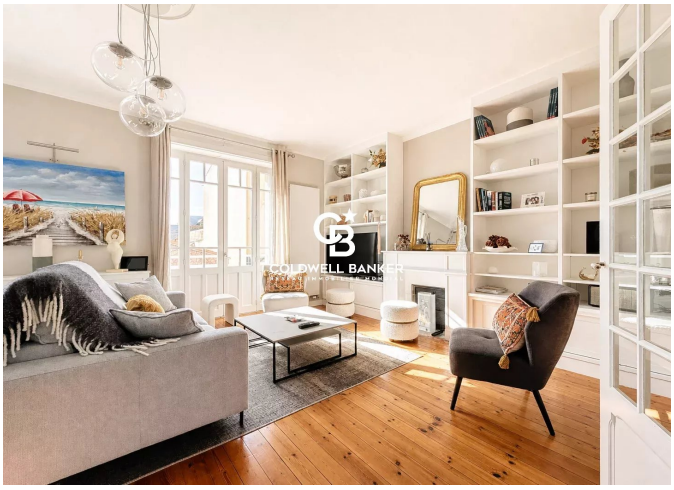



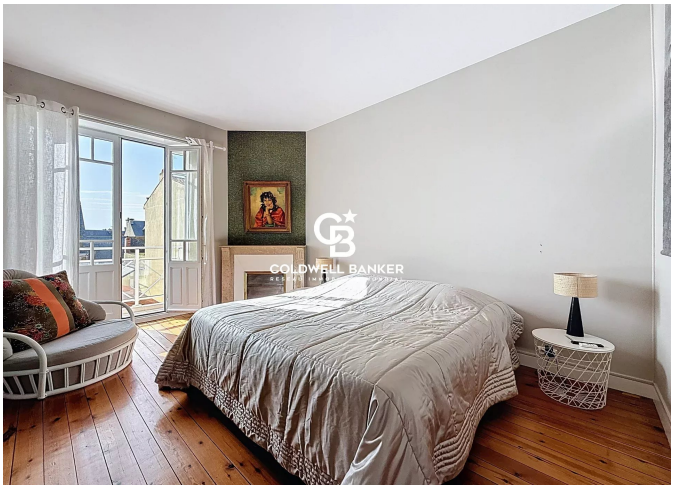





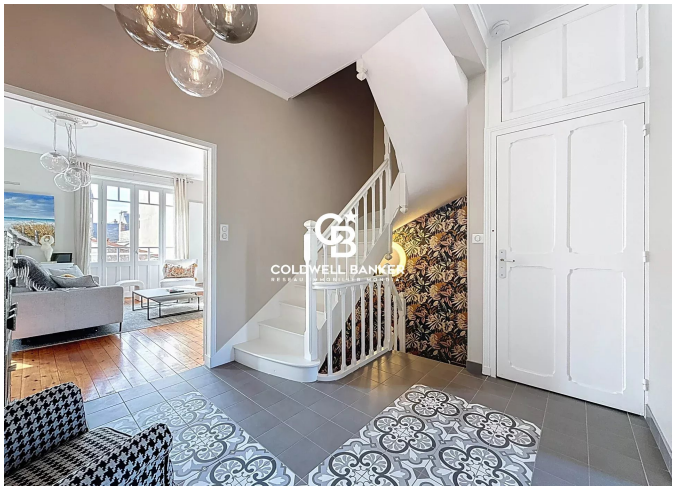

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