COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 201 m²



SALE PRICE : 1 715 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Located just 50 meters from the beach, in the sought-after "Présidents" district, this fully renovated villa captivates with the quality of its features and the attention given to every detail.

From the entrance, the generous volumes and natural light offer a warm and elegant atmosphere. The living area, spacious and light-filled, opens onto a contemporary and functional kitchen, extended by a pleasant terrace ideal for convivial moments.

The house offers four comfortable bedrooms, a dressing room, three shower rooms, an office, as well as a TV relaxation area. A laundry room completes the property for optimal living comfort.

Outside, you will enjoy a furnished terrace with a swimming pool, a true haven of peace just steps from the ocean.

A rare asset in the neighborhood: a garage and two private parking spaces complete this exceptional property.

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

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FEATURES

Property type:	House	Area:	201.0 m²	Number of rooms:	7 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): B 106

Greenhouse gas emissions (GHG) index: A 4

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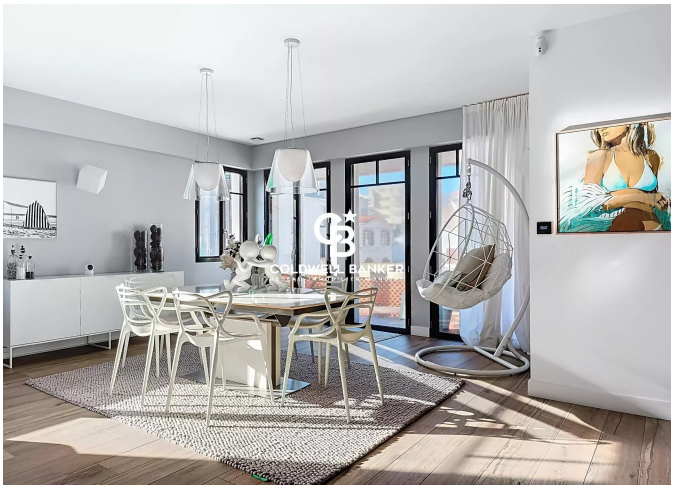









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