COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 220 m²



SALE PRICE : 1 768 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

A true gem of the Côte de Lumière, this Les Sables-d'Olonne villa, designed by a renowned architect, embodies a rare and privileged lifestyle where period charm seamlessly blends with contemporary comfort. Offering approximately 220 m² of living space, the property immediately captivates with its unique architectural character, noble materials, and elegant proportions. Designed for effortless flow, it features a private elevator serving all floors, ensuring easy day-to-day accessibility.

From the entrance, the atmosphere is warm and light-filled. The spacious living room, bathed in sunlight thanks to large floor-to-ceiling windows, forms the heart of the home. Extending out onto the exterior spaces, it offers a magical view of the bay and the passing boats. Nearby, the fully fitted and equipped kitchen combines functionality and style. A true gathering place, it allows you to prepare meals while taking in uninterrupted views of the Atlantic horizon.

The sleeping quarters have been designed as a haven of privacy and serenity. The master suite opens onto a private balcony facing the ocean: an idyllic setting to enjoy your morning coffee over the waves. To comfortably accommodate family and guests, two additional spacious bedrooms complete this level, each with its own en-suite shower room and built-in storage.

The villa also offers high-end amenities that make all the difference: a large, bright home office ideal for working in peace, a soundproofed private screening room for movie nights, an authentic wine cellar, and a secure garage. This last feature is a rare privilege along the seafront promenade, providing quick and effortless parking year-round.

An exceptional property combining a prime location, continuous panoramic views, and top-tier finishes. A unique opportunity on the local market.

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FEATURES

Property type:	House	Area:	220.0 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	6 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 173

Greenhouse gas emissions (GHG) index: D 32

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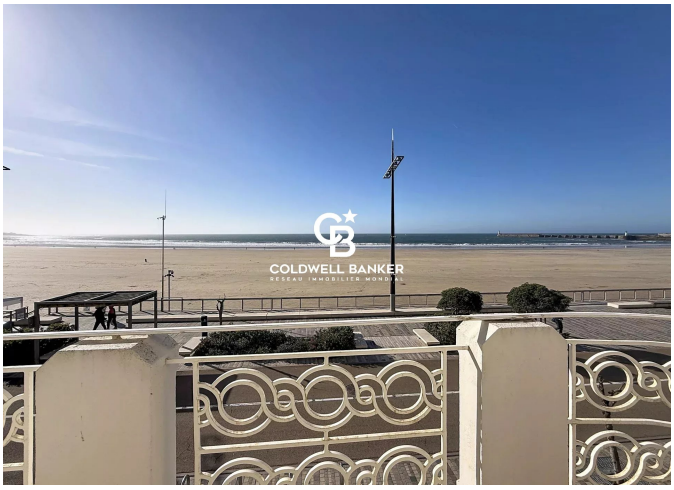

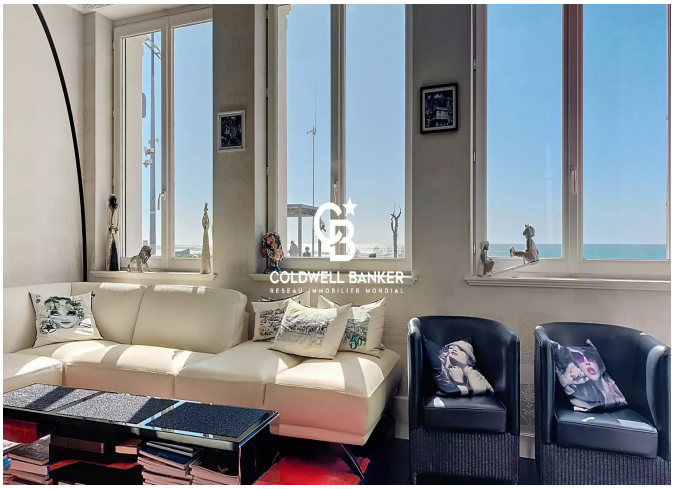

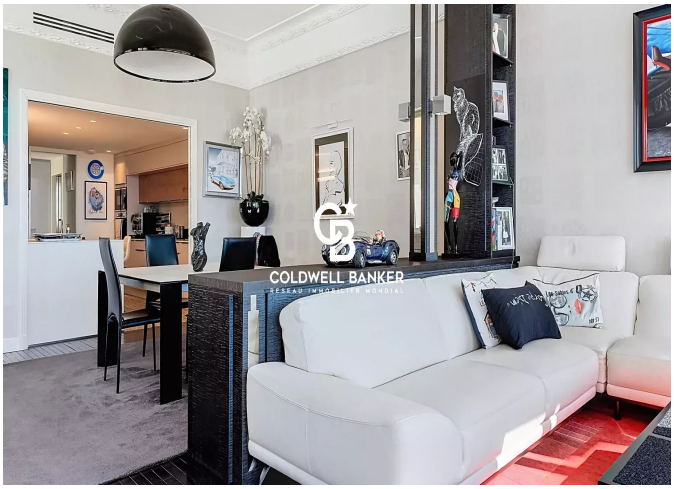

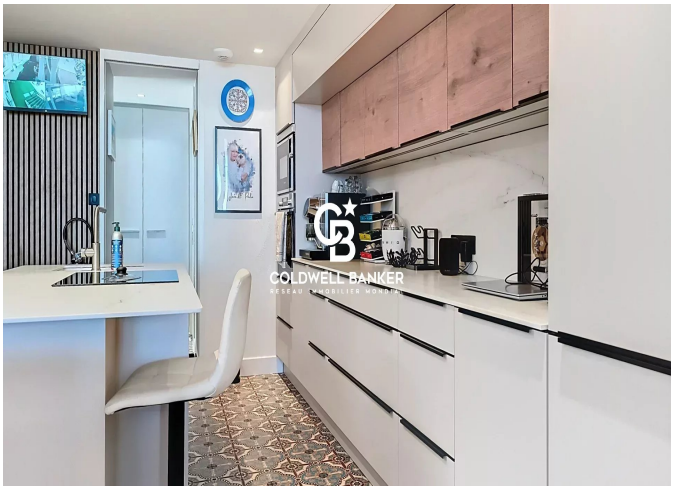



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