COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 230 m²



SALE PRICE : 1 365 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

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.

Presented by Coldwell Banker, this 230 sqm property offers a living environment of rare elegance in the municipality of Talmont-Saint-Hilaire, in the highly sought-after Baie de Cayola area, just on the outskirts of Les Sables d'Olonne. Located just steps from the waves, it has been designed for those seeking the perfect harmony between the wild coastal nature, privacy, and refinement.

A secluded wooded estate
From the moment you arrive, the charm takes hold. The villa is set within a 2,800 sqm wooded park, forming a true green shield that guarantees absolute tranquility. The outdoor space was designed as a living area in its own right: a superb heated swimming pool (12 x 5m) blends naturally into this lush setting, while a 30 sqm covered terrace and its summer kitchen promise beautiful receptions as soon as the warm weather arrives.

Generous volumes designed for entertaining
The interiors are distinguished by a seamless layout and generous spaces. The ground floor is enhanced by a 40 sqm master suite, an intimate and refined space opening directly onto the garden. The upper floor is entirely dedicated to hosting family or friends, featuring four beautiful additional bedrooms and two shower rooms. A 48 sqm double garage completes the high-end amenities of this home.

The perfect balance between nature and coastal vibrancy
The privilege of this residence also lies in its prime location, along the extension of the Vendée corniche. While enjoying the absolute peace of the pine forest, you can reach the golf course, Port Bourgenay, and Veillon beach in just 5 minutes. The bike path, accessible only 100 meters from the house, allows you to ride along the coast, while the bustling center of Les Sables d'Olonne is a 10-minute drive away.

A summer family home, a prestigious pied-à-terre, or a year-round primary residence... this villa embodies the elegance of our coastline.

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FEATURES

Property type:	House	Area:	230.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 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 126

Greenhouse gas emissions (GHG) index: C 26

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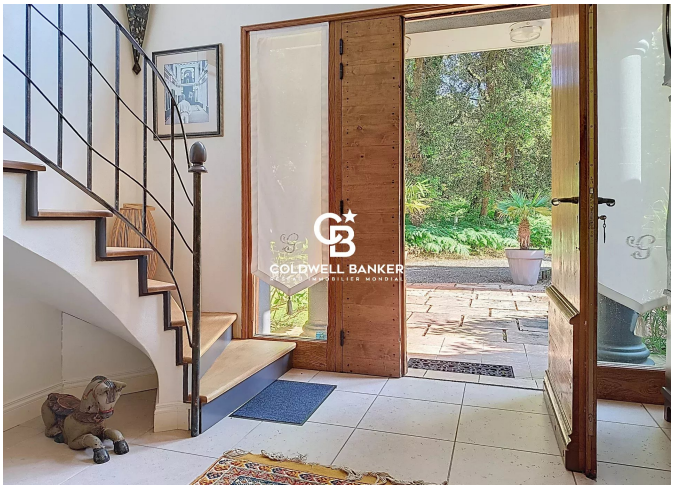



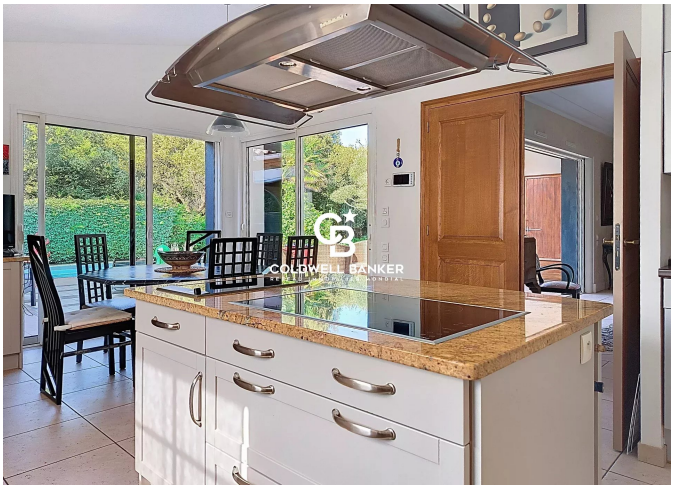

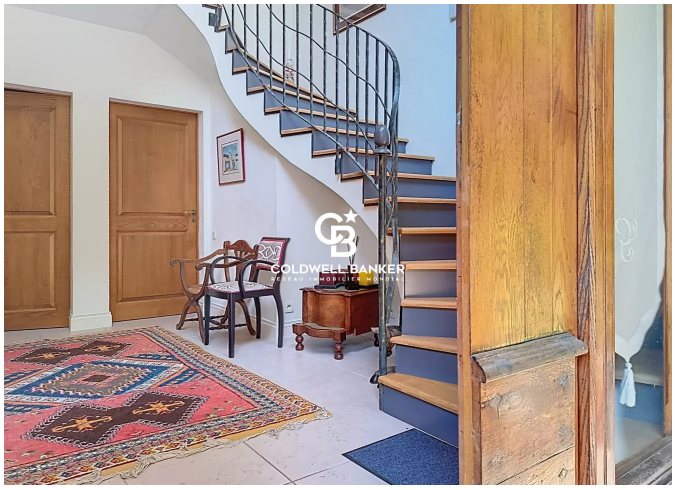





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