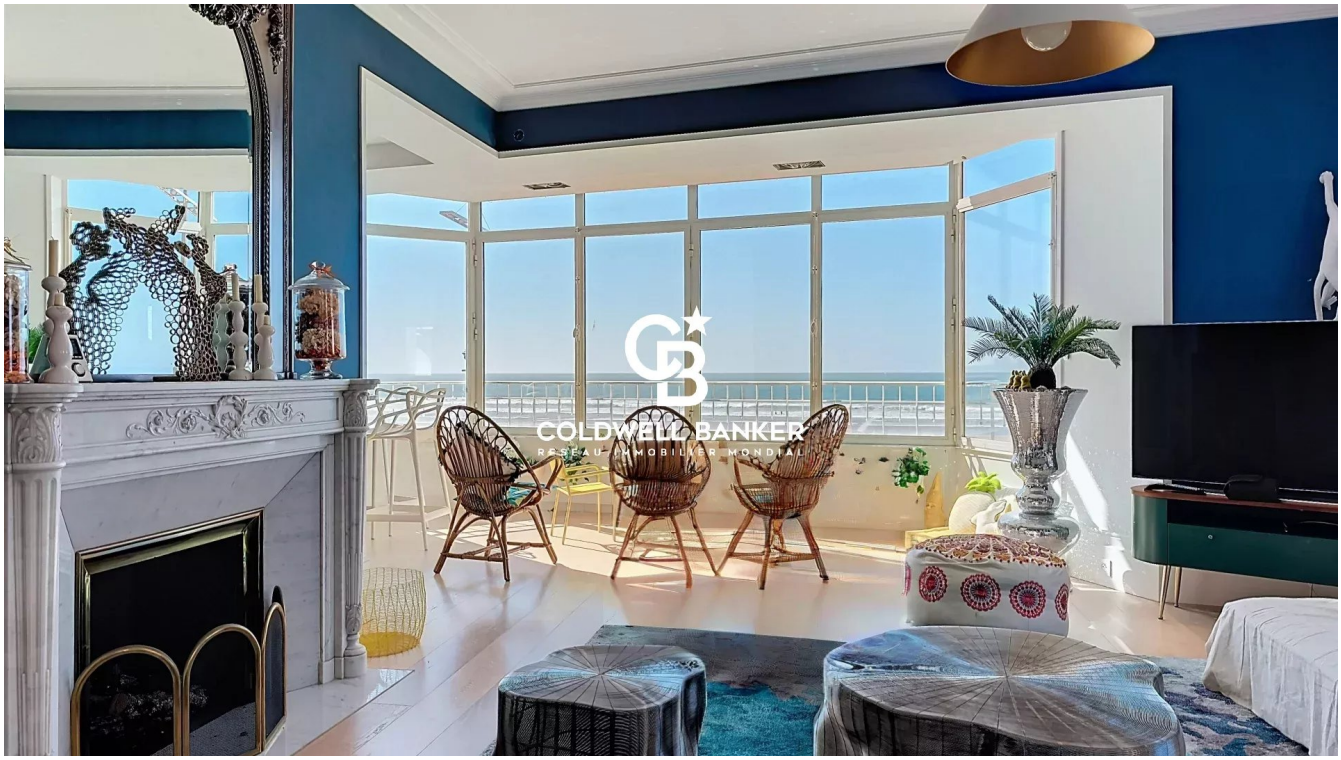
COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne 270 m²



SALE PRICE : 2 615 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Built in 1908 and fully renovated with high-end features, Villa Flore is an exceptional heritage property on the seafront of Les Sables-d'Olonne. This property combines the architectural character of a historic facade with modern technical amenities.

Reception spaces with panoramic sea views and private elevator
The interior layout prioritizes ocean views and smooth movement throughout the house:

Living area (60 sq. m): A spacious dual-aspect living room featuring large windows with direct, panoramic views over the bay of Les Sables-d'Olonne.

Accessibility and comfort: A private elevator serves all levels of the residence.

High-end finishes: Premium materials and custom contemporary fittings throughout.

Layout of the sleeping areas: master suite and 3 bedrooms
The configuration of the different levels preserves privacy for both occupants and guests:

Master floor (top level): A full floor dedicated entirely to the master suite, offering a private, elevated space with dominant ocean views.

Guest area (ground floor): Three functional bedrooms, two of which feature their own private shower rooms.

Outdoor amenities, urban patio, and double garage
This beachfront villa features rare and strategic outbuildings along the seafront promenade:

Outdoor patio: A garden with a terrace designed as a private, enclosed outdoor space, sheltered from the pedestrian traffic of the promenade.

Secure parking: A double enclosed garage providing parking space for two vehicles, a major asset on the waterfront.

Confidential file and private viewing available upon request.

Based locally in Les Sables-d'Olonne and Vendée, our advisors guide you through every viewing, combining local service with deep knowledge of the micro-market. We warmly thank our sellers for their ongoing trust.

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FEATURES

Property type:	House	Area:	270.38 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	9 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): C 134

Greenhouse gas emissions (GHG) index: C 24

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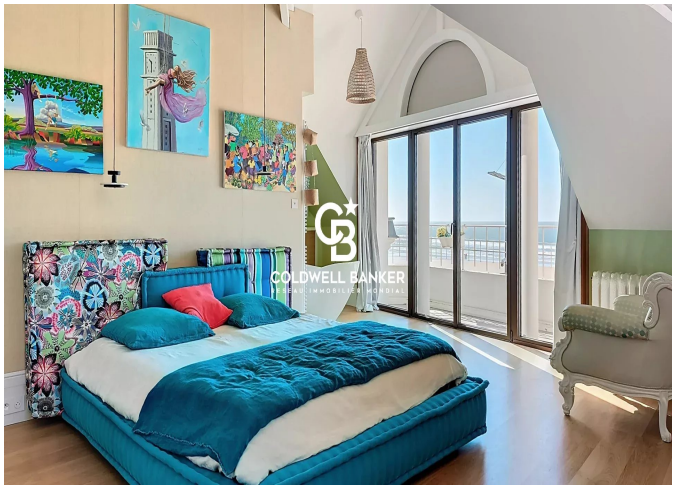

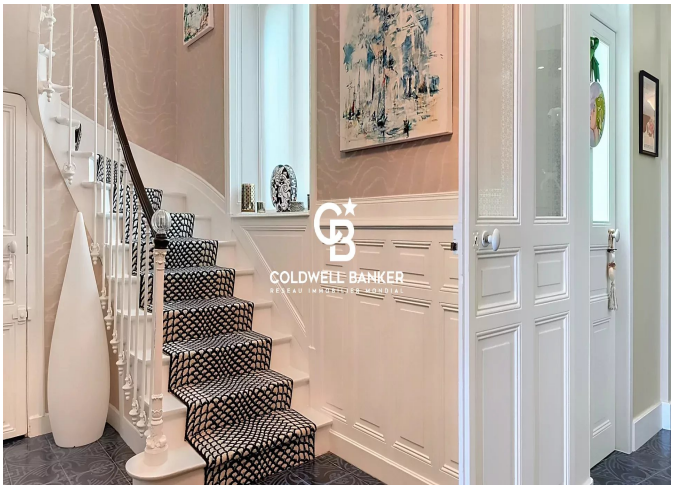

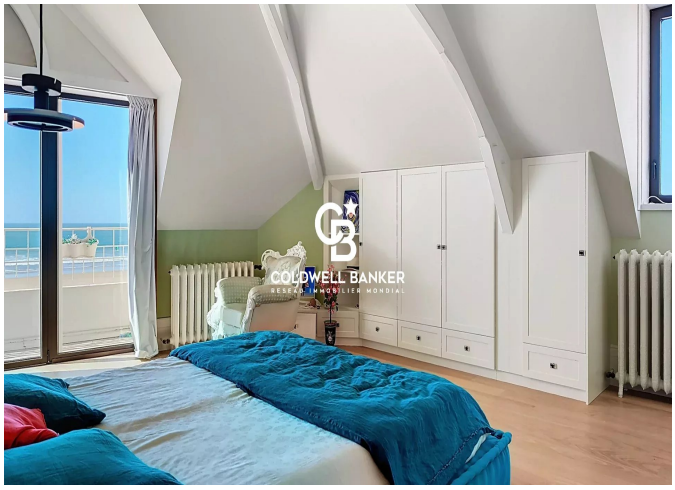



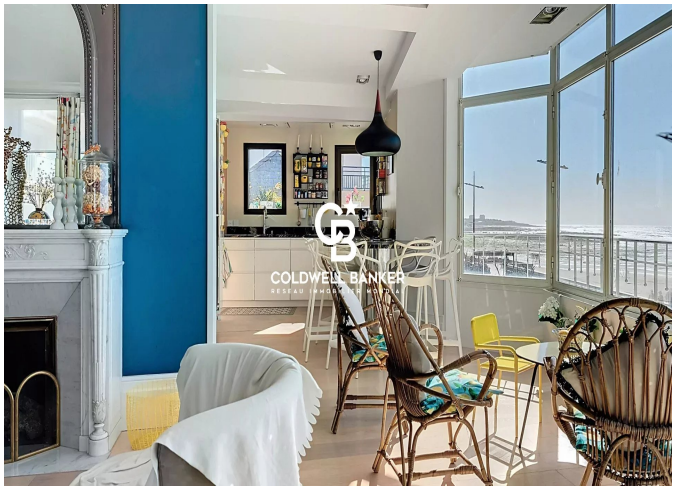

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