COLDWELL BANKER
EUROPA REALTY

House Les Sables-d'Olonne



SALE PRICE : 498 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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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.

Located in a peaceful setting in the village of Vairé, just a short drive from the Atlantic coast and the vibrant resort of Les Sables d'Olonne, this unique property captures the irresistible romance of French heritage. Built in the 1800s and updated in 2019, this stone-built estate feels like a private mini-hamlet, comprising an authentic Windmill, the Miller’s Cottage, and a converted barn.

Set on a manageable plot of approximately 1,000 sqm, the estate is smartly designed to give each building its own independence with dedicated private terraces and garden pockets. It is the perfect size for an easy-maintenance holiday home or a boutique rental project—offering all the character of historical stone without the burden of heavy garden upkeep.

The Windmill (Approx. 40 sqm): A historic landmark spanning four levels, offering a truly original living experience. The ground floor hosts the kitchen area. The first floor features a dedicated shower room with a toilet. The second floor reveals a charming double bedroom. The third and top floor accommodates a cozy second bedroom with twin beds, which holds the estate's most breathtaking secret: from this vantage point, you can contemplate the rolling countryside stretching all the way to the horizon, where the blue line of the ocean appears in the distance. A truly mesmerizing and poetic view that changes with the coastal light. It includes its own small outdoor terrace.

The Miller’s Cottage (Approx. 40 sqm): A single-story cottage designed for simple living, featuring a living room with a fitted kitchen corner, one bedroom, a shower room with toilet, and a private outdoor space.

The Converted Barn (Approx. 78 sqm): A single-story barn conversion offering a bright living area with an open kitchen, two bedrooms, a home office space, a shower room, and two toilets. It opens onto its own secluded terrace.

A dedicated private parking space for the three properties is conveniently located on the grounds.

Consultant's note: “A poetic property for lovers of authentic stone houses. The 2019 renovation provides a solid and welcoming base, ready for you to add your own personal style and final touches. The top floor of the windmill, with its distant ocean views, provides a moment of pure magic. A lock-up-and-go historic retreat, easy to manage, between the countryside and the ocean.”

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FEATURES

Property type:	House	Number of rooms:	9 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): E 258

Greenhouse gas emissions (GHG) index: B 10

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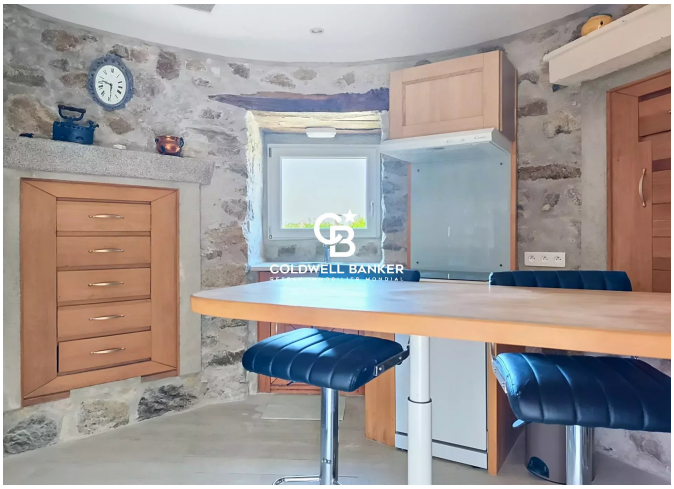







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