COLDWELL BANKER
EUROPA REALTY

House Nesmy 263 m²



SALE PRICE : 996 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Exclusive

Discover this elegant contemporary villa boasting an unobstructed 180° panoramic view of the splendid fairways of the prestigious Domangère golf course.

Designed in 2011 by a renowned Vendée architecture firm, this exceptional residence offers generous living spaces, ideally set on a vast landscaped plot completely secluded from view.

The ground floor opens onto a remarkable triple reception room. The warm and inviting living area is enhanced by a magnificent fireplace featuring a double-sided insert, subtly dividing the adjacent spaces. The open-plan fitted kitchen and functional dining area integrate seamlessly to simplify daily life.

This main level houses a majestic master suite complete with a spacious bedroom, full bathroom, large custom-fitted dressing room, and separate toilet. A lovely children's bedroom with its own private shower room completes this ground-floor sleeping area.

For absolute comfort and optimal functionality, the property also features an independent office ideal for remote working, a creative workshop, and a large fitted laundry room.

Upstairs, the landing leads to two additional magnificent bedrooms, each benefiting from an ensuite shower room for maximum privacy, as well as direct access to a large solarium overlooking the golf course.

High-end outbuildings include a double garage, a modern boiler room, and an authentic underground wine cellar perfect for wine enthusiasts.

The grounds invite relaxation with a large 11 × 4 m heated swimming pool, accompanied by a sublime pool house with its own toilet and outdoor shower.

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

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	263.0 m²	Property tax:	€2.00
Number of rooms:	10 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): A 67

Greenhouse gas emissions (GHG) index: A 2

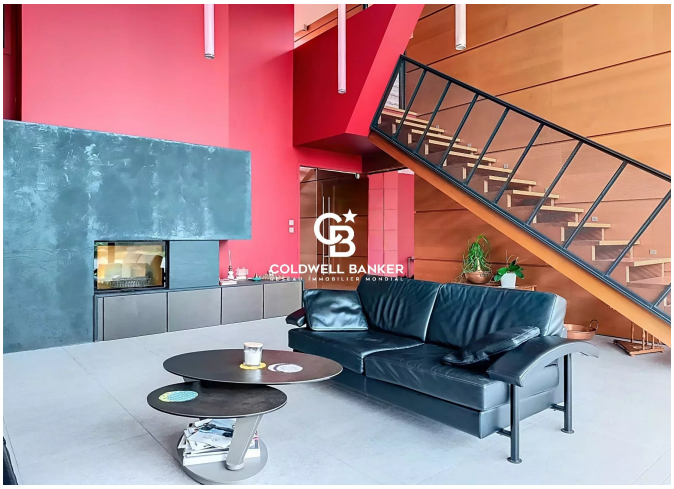
7 Rue Pas du Minage
France, 17000, La Rochelle

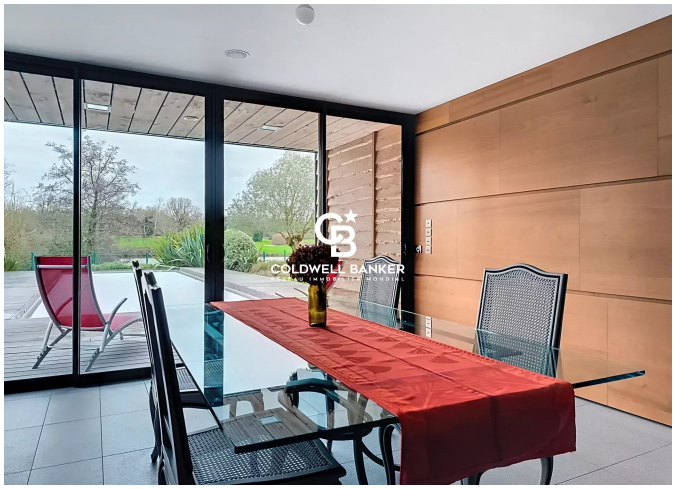
PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr