COLDWELL BANKER
EUROPA REALTY

House Nesmy 296 m²



SALE PRICE : 1 095 000 €

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France, 17000, La Rochelle

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DESCRIPTION

Located just 25 minutes from the beaches of Southern Vendée, this unique property is a true haven of tranquility, nestled in the heart of the prestigious Golf de la Domangère.

A Light-Filled Interior Designed for Life
The moment you step inside, the magic begins. The living space, with its rare generosity, opens onto a breathtaking panorama. A cozy living room and a high-end American-style kitchen... everything has been designed to create a space for sharing, bathed in light thanks to immense bay windows. Imagine yourself, coffee in hand, admiring the unobstructed view of the landscaped park, the pond, and the golf course.

The Discreet Luxury of Absolute Comfort
This villa offers uncompromising, high-end amenities. On the ground floor, a spacious master suite, two large bedrooms with a shared bathroom and dressing room ensure privacy and comfort. Upstairs, a fourth bedroom with an en-suite bathroom and a beautiful office space provide the flexibility to adapt the space to your needs.

Your All-Season Wellness Sanctuary
The highlight of the property: an indoor pool perfectly integrated into the home. It’s a privileged relaxation space, accessible all year round. The large terrace, facing the natural landscape, is an invitation to quiet contemplation or friendly gatherings.

An Ideal Location, Connected to the World
In addition to offering absolute tranquility, this villa is incredibly well-connected. The spacious double garage and multiple parking spaces are a major asset. Less than an hour from Nantes, Cholet, and Angers, it perfectly combines a peaceful daily life with easy access to city amenities.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	296.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 67

Greenhouse gas emissions (GHG) index: A 2

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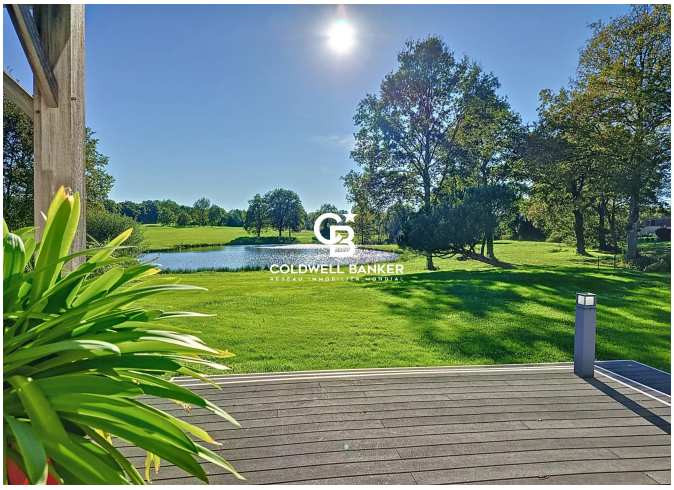







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