COLDWELL BANKER
EUROPA REALTY

House Saint-Hilaire-de-Riez 149 m²



SALE PRICE : 942 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Privileged frontline location along the picturesque wild coast, perfectly set between charming Sion-sur-l'Océan and the vibrant marina town of Saint-Gilles-Croix-de-Vie. Commanding panoramic, unobstructed views over the Atlantic Ocean, this pristine contemporary villa offers approximately 150 sq.m (1,615 sq.ft) of refined coastal living.

Impeccably maintained and featuring high-end appointments throughout, the residence features an intelligent inverted layout designed to capture natural light and dramatic sea horizons.

Upper Level: Oceanfront Entertaining & Master Suite
An elegant marble staircase leads up to the upper landing, featuring an independent powder room with washbasin. The main reception room opens onto dramatic, uninterrupted ocean views. A sleek, fully fitted and equipped open kitchen connects seamlessly to the living space.
A dedicated oceanfront home office detailed with authentic yacht-style teak flooring provides an inspiring workspace facing the sea.
The private master suite features a spacious bedroom, a walk-in dressing room, and an en-suite bathroom.

Ground Level: Guest Accommodations
A generous entrance hall with fitted cloakroom storage opens onto two bright guest bedrooms, a contemporary Italian walk-in shower room, and separate guest facilities—offering complete privacy for visiting family and guests.

Outdoors & Amenities
The property features a landscaped front ocean-facing garden and a sheltered private rear garden, ideal for peaceful al fresco summer dining and barbecues away from coastal breezes.
A spacious 43 sq.m (460 sq.ft) double garage with dedicated laundry facilities provides secure parking for two vehicles as well as extensive storage for marine and leisure equipment.

A turnkey waterfront sanctuary offering direct access to scenic coastal walking paths, sandy coves, and year-round local shops.

Complete brochure, floor plans, and private showings available upon request.

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FEATURES

Property type:	House	Area:	149.27 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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 143

Greenhouse gas emissions (GHG) index: C 20

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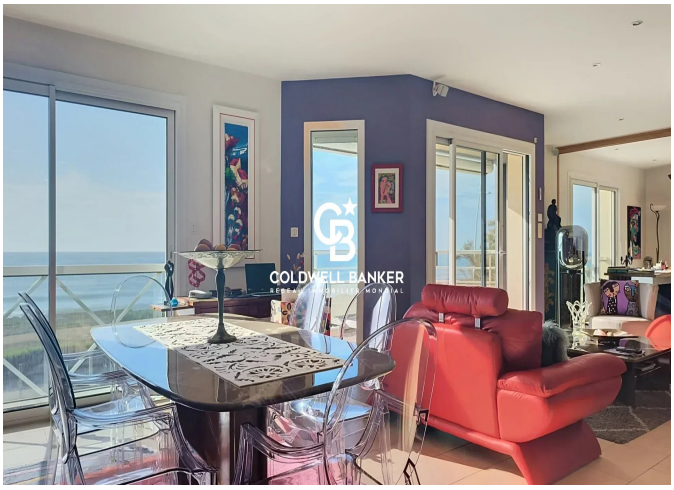

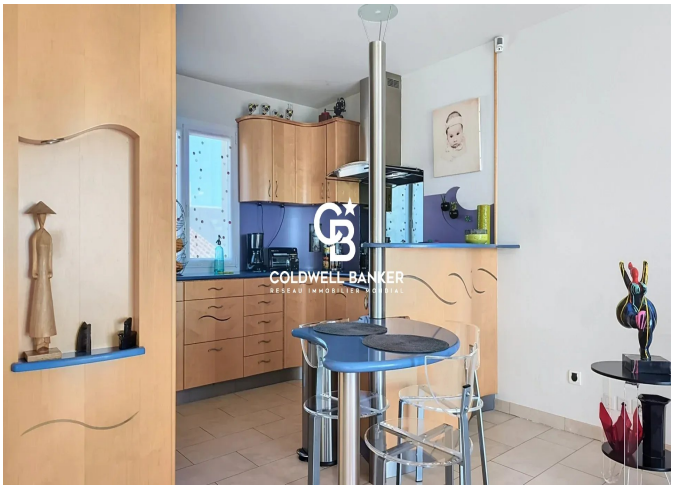

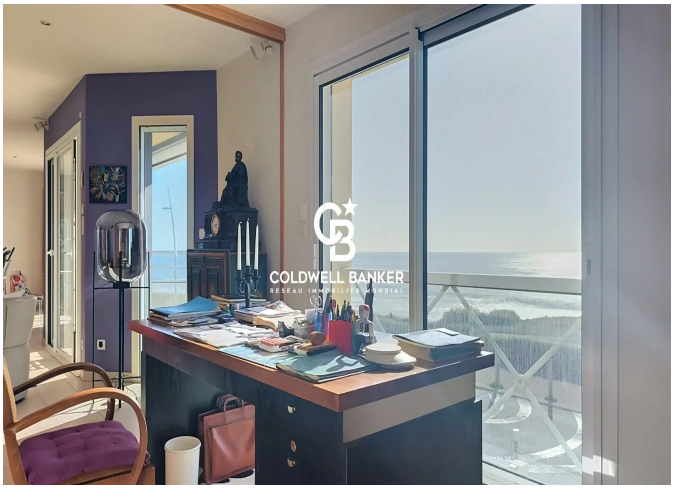





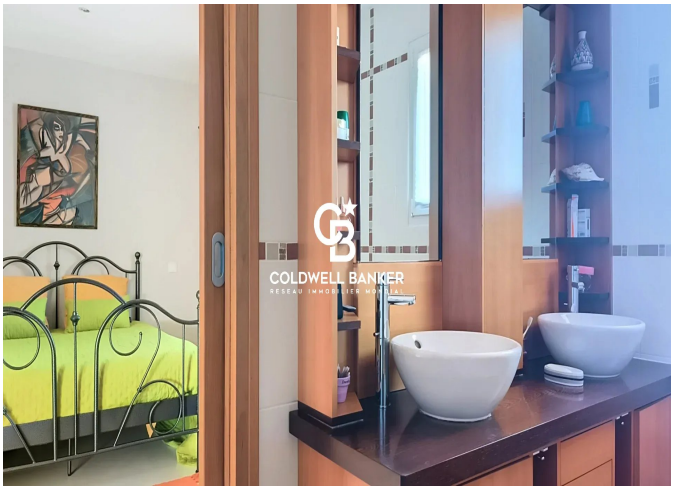

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