COLDWELL BANKER
EUROPA REALTY

House Saint-Michel-en-l'Herm 130 m²



SALE PRICE : 399 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

An exceptional property in a privileged setting in Vendée

Discover a rare address just 15 minutes from the beaches of South Vendée and La Tranche sur Mer.
Ideally located in the village of Saint Michel en l'Herm, between land and sea, close to the town of Luçon, which offers all amenities: schools, colleges, high schools, cinema, theater, healthcare, and more. This villa elegantly combines quality of life, serenity, and proximity to the amenities essential to well-being. A unique opportunity for future owners seeking comfort in a privileged environment.

A breathtaking living environment
Upon entering, the villa reveals a large landscaped garden with a covered swimming pool on request, a terrace with barbecue, and a large living room under pergolas with a summer kitchen.
Inside, a cozy living space, entirely open and bathed in light. The main living area, with its warm lounge and high-end open-plan kitchen, extends generously towards the outside thanks to large bay windows, creating an atmosphere that is both soothing and inspiring. A true place for sharing, designed to enhance everyday life.

High-end amenities for absolute comfort
On the ground floor, a first sleeping area with three bedrooms and a large bathroom ensures privacy and comfort. On the lower level, a fourth bedroom and a spa area with shower provide even more privacy.

A large balcony, garage, and beautiful garden shed add to the functionality of the property.

A haven of peace overlooking a west-facing pond for unforgettable sunsets...
In any season, enjoy the swimming pool covered by a removable dome that blends perfectly into the garden, for moments of relaxation in complete privacy.
The large terrace, facing the green panorama, invites contemplation or conviviality, depending on the moment.

A strategic location, between calm and accessibility
The villa has a large double garage, several parking spaces, and enjoys an absolutely quiet location.
High-quality amenities, rare features, and an exceptional location are the keywords for this property.
Whether you love water sports, reading, writing, or simply the ocean, treat yourself to something exceptional near La Rochelle, Île de Ré, Les Sables d'Olonne, and more.

This property embodies a rare art of living, combining comfort, nature, and elegance.

Risk information available on the Géorisques website: www.georisques.gouv.fr

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	130.45 m²	Number of rooms:	6 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 172

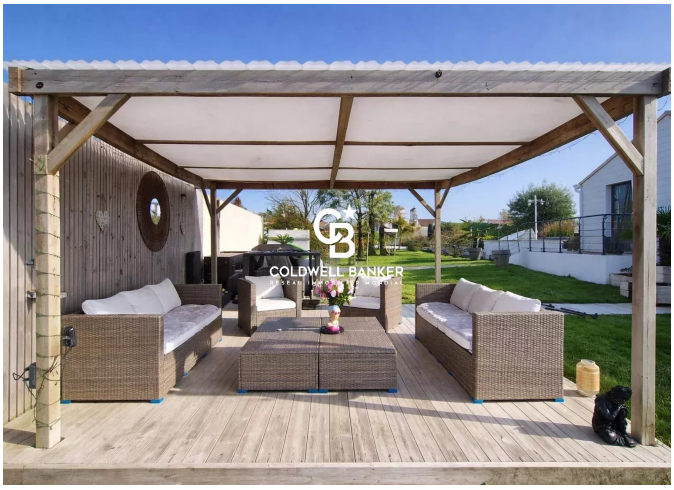
Greenhouse gas emissions (GHG) index: A 5

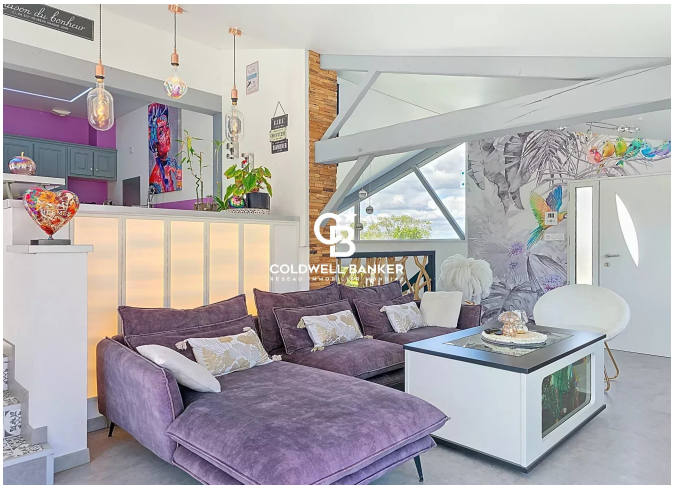
7 Rue Pas du Minage
France, 17000, La Rochelle

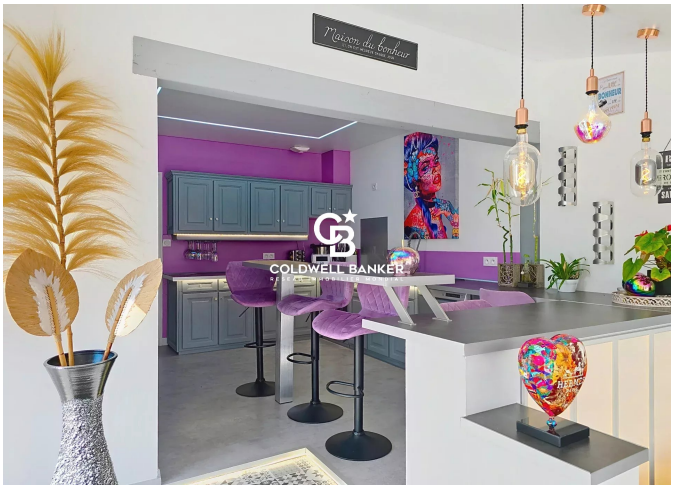
PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

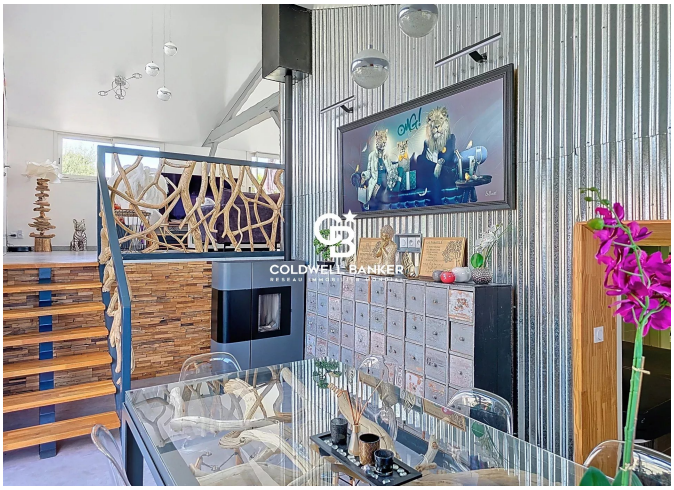












7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr