COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 106 m²




SALE PRICE : 570 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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## DESCRIPTION

Just a few minutes from the ocean, the Veillon beach and its turquoise lagoon, this beautiful new house with luxury features enjoys an exceptional location 15 minutes from the centre of Les Sables d'Olonne and within walking distance of a magnificent 18-hole golf course.

A veritable showcase of comfort, bathed in the region's soft oceanic light, this villa offers a perfect balance between modernism and elegance. Every space has been designed as an invitation to relax, in a new, gated and private development.

From the moment you enter, you can feel the quality of the modern materials and equipment. A beautiful living area with a bay window opening onto the garden and swimming pool invites you to relax. The newly fitted and equipped kitchen communicates with the living room and becomes the heart of a home where calm and well-being reign. A beautiful ground floor suite with shower room, separate WC and dressing room completes the ensemble.

Upstairs, there are two further suites, each with its own shower room and separate toilet, to welcome family and friends.

Outside, a landscaped garden with private swimming pool and terrace to make the most of sunny days.
Each house also has its own garage.

Quality services, a rare property and an exceptional location are the key words for this villa.
Whether you love water sports, golf, reading or simply the ocean, treat yourself to something exceptional...

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

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|---|---|---|---|---|---|
| Property type: | House | Area: | 106.65 m² | Number of rooms: | 4 rooms |
| Number of bedrooms: | 3 bedrooms | | | | |

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## ENERGY PERFORMANCE DIAGNOSIS

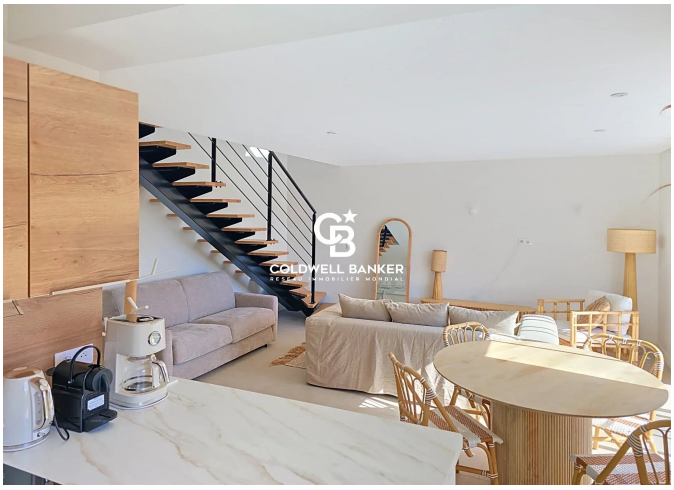
Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

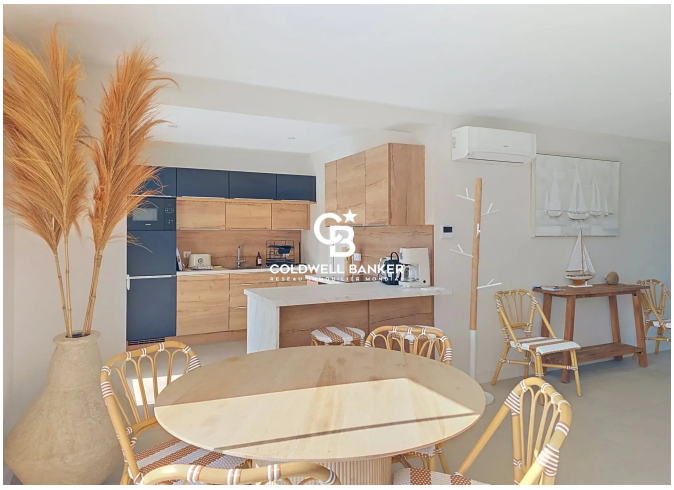
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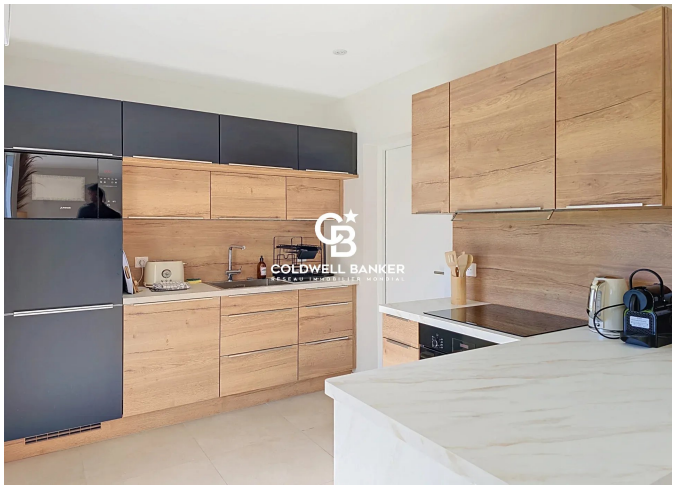
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