COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 161 m²



SALE PRICE : 748 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Discover this magnificent house ideally located in Talmont-Saint-Hilaire, a popular town in the coastal Vendée, on the Côte de Lumière. Nestled in a preserved green setting, this property combines the serenity of nature with the immediate proximity of the city center. You will enjoy a prime location, a stone's throw from the famous Talmont-Saint-Hilaire Castle. The real luxury of this address? All local shops, amenities and local markets are within walking distance.

Located on a pleasant landscaped plot of more than 1,000 m², this house is distinguished by its absolute brightness and its generous volumes and a single-storey life. From the entrance, you will be seduced by a superb living room, bathed in natural light throughout the day thanks to large bay windows. This friendly living space opens onto a fitted kitchen, complemented by a very functional adjoining pantry to optimize daily storage.

The main sleeping area offers you an office but also a bedroom with dressing room and en-suite bathroom. A true cocoon of sweetness, this master suite benefits from direct access to the terrace and heated pool, allowing you to fully enjoy the outdoors and the garden from the first light of day.

The major asset of this house lies in its garden floor with independent access but can also be communicating with the house, this modular space offers two beautiful additional bedrooms, a bathroom, a play area, a cellar and a terrace. This configuration is ideal to welcome guests in complete privacy or generate income through seasonal rentals or a cottage in Vendée.

Outside, the wooded garden surrounds a sun terrace and a heated pool, promising unforgettable moments of relaxation with the family. A double garage completes the services of this charming house. Don't miss this unique opportunity to buy a house close to the sea, a few minutes from Veillon beach and the Bourgenay marina.

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FEATURES

Property type:	House	Area:	161.0 m²	Property tax:	€1.00
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 135

Greenhouse gas emissions (GHG) index: A 5

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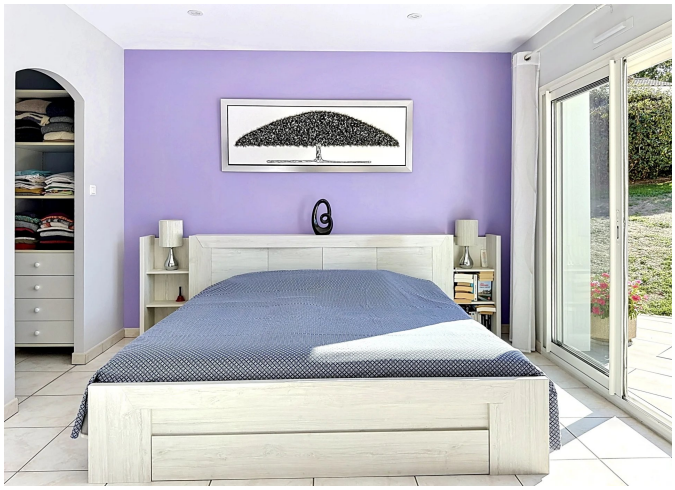

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