COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 178 m²



SALE PRICE : 1 380 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Nestled in a peaceful, prestigious residential neighborhood, this contemporary property built in 2017 embodies a rare art of living, where architectural elegance and the surrounding nature dialogue in perfect harmony.

The main residence offers 180 sq. m of living space designed to deliver calm, bright, and airy interiors. The centerpiece of the home, the main living area, features exceptional dual-aspect natural light and opens on both sides onto completely unobstructed views, seamlessly blurring the line between indoor and outdoor living. The ground floor reveals a splendid primary suite — a true haven of tranquility opening onto the outdoors — alongside a second main-floor bedroom. Upstairs, two additional light-filled bedrooms complete the sleeping quarters.

Extending from the main home, an independent guest cottage equipped with its own kitchenette provides a refined retreat to host family and friends in complete privacy. A spacious double garage adds to the property's overall comfort and functionality.

Outdoors, the charm is instant. A remarkable 2,300 sq. m landscaped park unfolds into a tropical-inspired setting, where majestic palm trees frame a 3x7-meter heated pool. Its wooden deck invites lazy afternoon sunbathing, while a dedicated pétanque court promises delightful evening gatherings at sunset.

Ideally located near beaches, coastal paths, and the renowned Bourgenay golf course, the property allows you to reach Les Sables d'Olonne in just 10 minutes, whether by car or along the seaside cycle paths.

A discreet, warm, and highly sought-after address, perfect as a primary or secondary residence for lovers of open spaces, light, and coastal luxury.

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FEATURES

Property type:	House	Area:	178.0 m²	Number of rooms:	7 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): A 58

Greenhouse gas emissions (GHG) index: A 2

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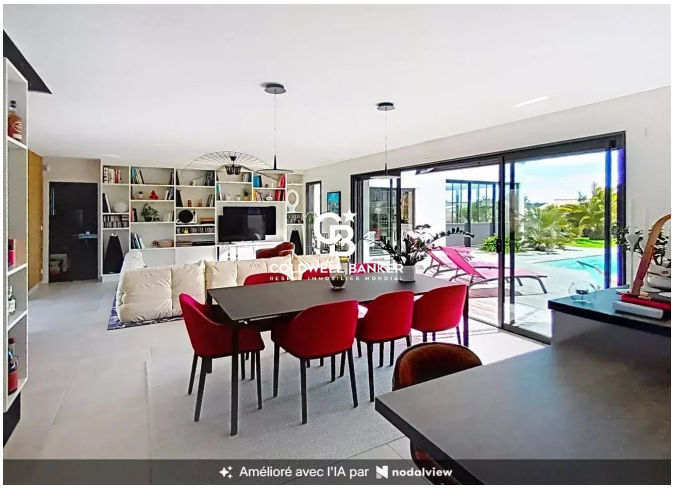

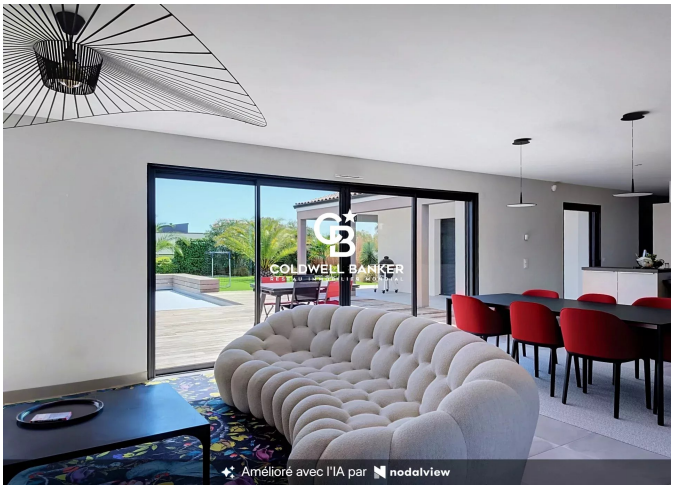







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