COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 214 m²



SALE PRICE : 1 120 000 €

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DESCRIPTION

Wake up each morning to the soothing green vistas of a golf course, stroll down to the charming Bourgenay marina, or head to the wild Veillon beach... This exceptional family property offers an absolutely idyllic living environment in Talmont-Saint-Hilaire, just 10 minutes from Les Sables-d'Olonne.

From the moment you step inside, the vast reception room impresses with its generous proportions, high ceilings, and abundant natural light. In winter, the fireplace becomes the cozy heart of the home after a brisk walk along the coast. The fully equipped open-plan kitchen creates a warm, social atmosphere perfect for sharing everyday moments with family. Overlooking the living area, a large mezzanine provides a versatile space tailored to your needs—ideal for a playroom, a home office, or an intimate reading nook.

The thoughtfully designed night quarters ensure complete privacy for everyone. On the ground floor, a master suite opens up as a private sanctuary, featuring a custom-fitted walk-in closet and a full bathroom complete with a bathtub, walk-in shower, and toilet. In a separate wing, you will find three bright bedrooms served by their own shower room and separate toilet—an ideal setup for children or guests.

Outdoors, the fully landscaped garden offers total privacy and comes alive with high-end amenities: a beautiful heated swimming pool with a safety submerged cover, a 5-seater spa for relaxing evenings, and a essential petanque court for social gatherings.

To complete this property, a double enclosed garage provides space to park vehicles and store golf or water sports equipment, complemented by a laundry/pantry room adjoining the kitchen and an authentic wine cellar.

Based locally in Les Sables-d'Olonne and across Vendée, our advisors guide you through every visit, combining local expertise with in-depth knowledge of the market. We warmly thank our sellers for their ongoing trust.

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FEATURES

Property type:	House	Area:	214.0 m²	Property tax:	€2.00
Number of rooms:	5 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): B 99

Greenhouse gas emissions (GHG) index: A 3

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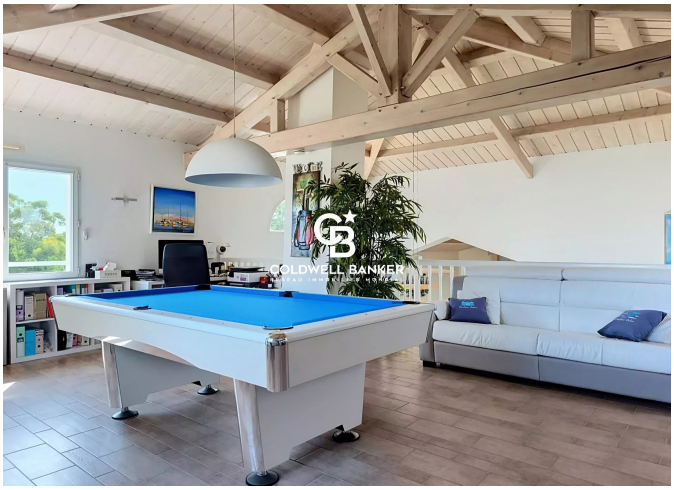












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