COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 80 m²



SALE PRICE : 456 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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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, a second suite with en-suite shower room and separate WC can accommodate family and friends.

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 the exceptional...

Outside, there's a landscaped garden with a private swimming pool and terrace for enjoying sunny days.
Each house also has its own garage.

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

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 80.05 m² | Number of rooms: | 4 rooms |
| Number of bedrooms: | 2 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): Not applicable -1

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

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