COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 134 m²



SALE PRICE : 722 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

this contemporary house of approximately 130 sq. m of living space combines a functional layout with recent amenities. Set in a quiet environment. it enjoys immediate proximity to all conveniences: shops within walking distance. golf course and tennis courts 100 meters away. as well as the beach and marina just 5 minutes away.

Ground floor: single-level living. main living space. and master suite
The layout of the main level prioritizes natural light and accessibility:

Reception space: A bright. dual-aspect living room and a fitted kitchen forming an open-plan living area. directly facing the garden.

Ground-floor master suite: A spacious main bedroom on the ground floor featuring its own private bathroom setup.

Functionality: A structured entry hall allowing smooth flow to utility and service rooms.

Upper floor: sleeping area for family and guests
The upper level includes the secondary sleeping quarters:

Bedrooms: Two independent bedrooms offering regular proportions and built-in storage options.

Bathrooms: A dedicated shower room / bathroom on the top floor to preserve everyone's privacy.

Landscaped grounds and large tiled garage
The property is set on a fully landscaped plot of approximately 538 sq. m:

Enclosed garden: Landscaped and fully fenced grounds of 538 sq. m. unoverlooked.

Attached garage: A large tiled garage offering secure parking for one vehicle along with substantial space for storage or a workshop.

A prime opportunity on the local real estate market for a primary or secondary residence near the coastline.

Based locally in Les Sables-d'Olonne and Vendée. our advisors guide you through every viewing. combining local service with deep knowledge of the micro-market. We warmly thank our sellers for their ongoing trust.

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FEATURES

Property type:	House	Area:	134.11 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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 60

Greenhouse gas emissions (GHG) index: A 2

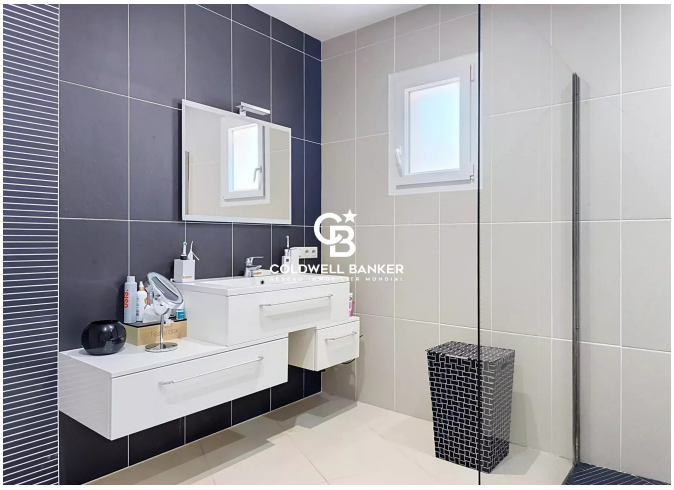
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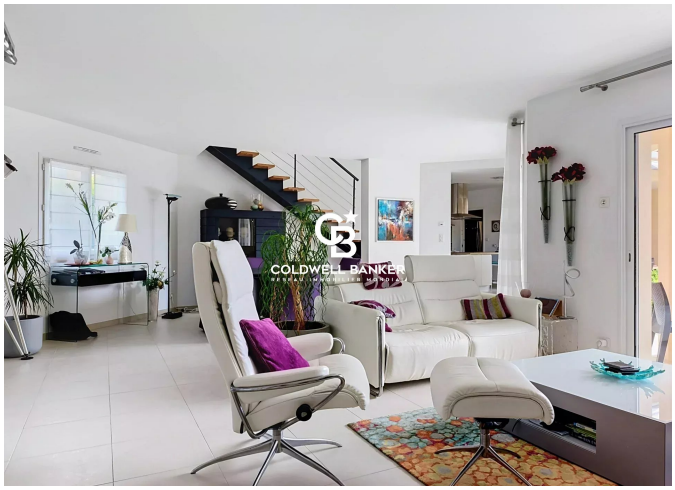












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