COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 148 m²



SALE PRICE : 780 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Based in Les Sables-d'Olonne and throughout Vendée, our local advisors guide you through every viewing, blending hands-on service with deep local market expertise. A heartfelt thank you to our sellers for their continued trust.

Located in Bourgenay in the town of Talmont-Saint-Hilaire, this contemporary 2022 house enjoys a sought-after location between the golf course and the marina. On a single level, the 122 sqm primary residence is built around a large, bright living area with an equipped kitchen, opening onto a terrace and its bioclimatic pergola. The sleeping area includes a master suite with a dressing room and private shower room, as well as two additional bedrooms sharing a second shower room. The property is completed by two independent studios offering great flexibility for hosting guests, professional use, or a rental project. Each studio features a living area with a kitchenette, a sleeping space, and a shower room. The enclosed, landscaped exterior ensures total peace of mind with its 4x3m heated swimming pool, pétanque court, and wooden terraces. A 20 sqm garage and private parking complete the features. Ideally located 10 minutes by bike from Veillon beach and 50 meters from the cycle path leading to Les Sables d'Olonne via the wild coast, this high-quality property under ten-year warranty is perfect for both a primary and secondary residence. I am at your disposal to arrange a visit.

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	148.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

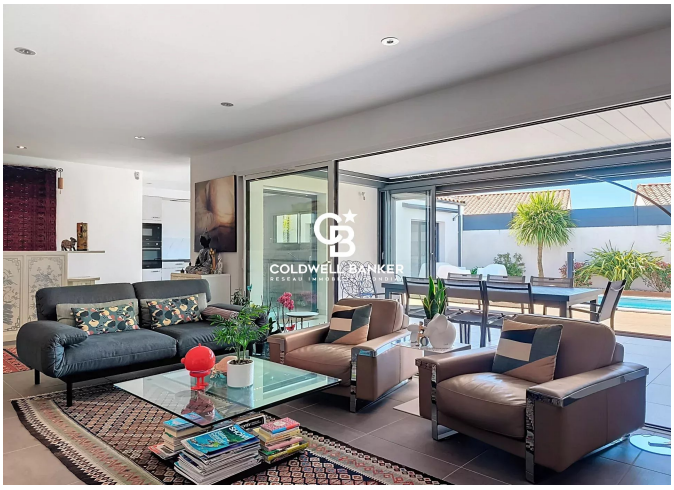
Energy performance diagnosis (EPD): A 43

Greenhouse gas emissions (GHG) index: A 1

7 Rue Pas du Minage
France, 17000, La Rochelle

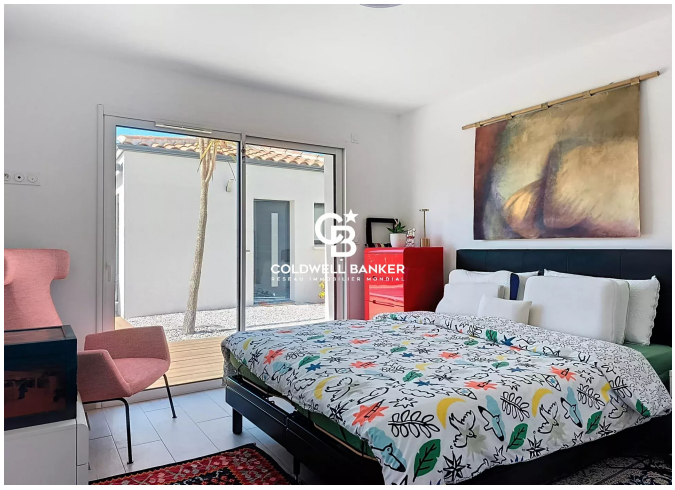
PHONE : +33586580078
immobiliere@coldwellbanker.fr

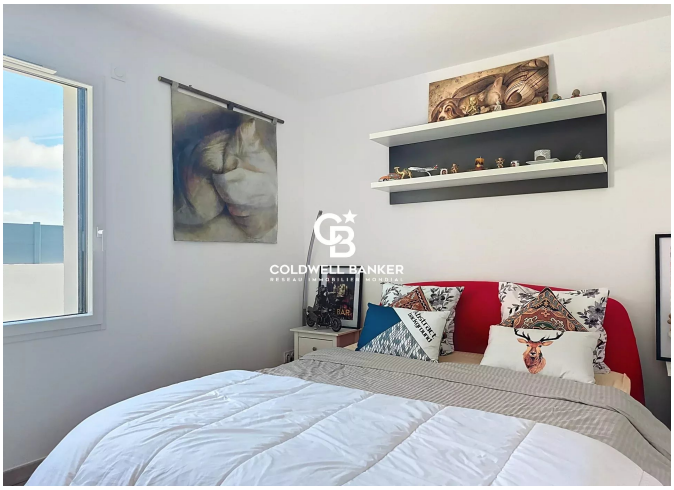
COLDWELL BANKER
EUROPA REALTY

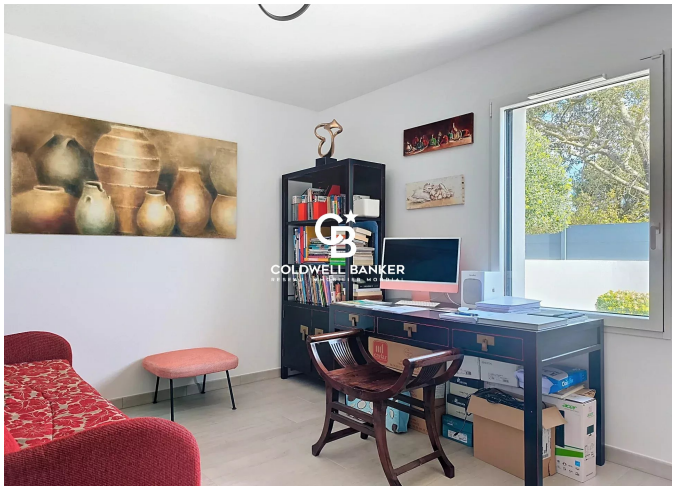












7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr