COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 192 m²



SALE PRICE : 1 144 000 €

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7 Rue Pas du Minage
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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 the heart of a pine and oak forest, this 1970s house has been completely renovated inside. Its location is a key asset: the ocean is just 500 meters away on foot, and you can reach Veillon beach, the Bourgenay golf course, or Les Sables d'Olonne in just a few minutes.

The interior focuses on light and comfort. The spacious living area, featuring a fireplace, opens onto a new kitchen. An adjoining veranda allows you to enjoy the garden year-round, creating a natural transition to the outdoors.

The ground floor is designed for single-level living, with two suites each including their own shower room, an office, and a dressing room. A relaxation area with a spa and sauna completes this level, with direct access to the pool. Upstairs, two additional bedrooms and a shower room are available for family or guests.

Outside, the 3,127 m² plot is wooded and fully fenced. On the practical side, the house includes a large 60 m² double garage with a workshop, as well as an 18 m² underground cellar.

This is a functional and pleasant property, ideal for those seeking proximity to the coast and the quiet of the forest.
Risk information available on the Géorisques Website : www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	192.0 m²	Number of rooms:	6 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): C 154

Greenhouse gas emissions (GHG) index: A 5

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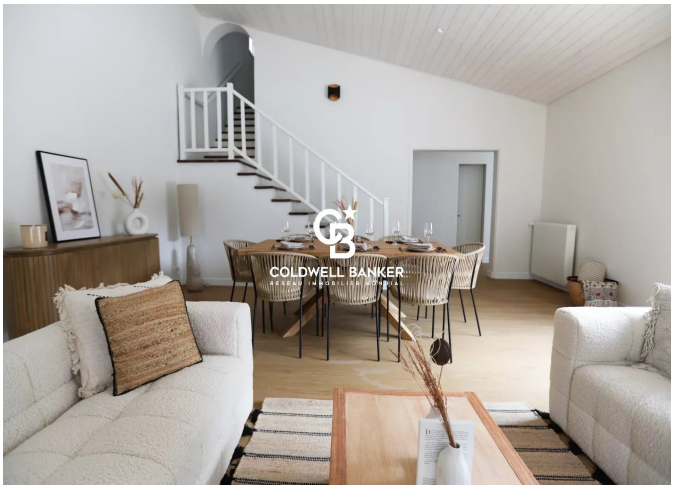

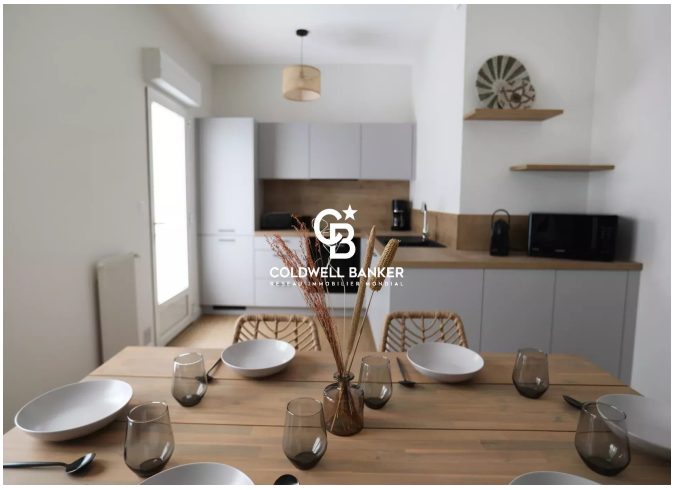

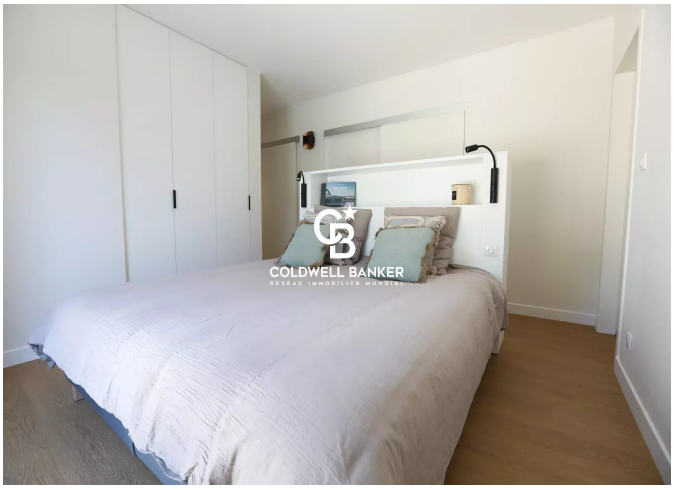

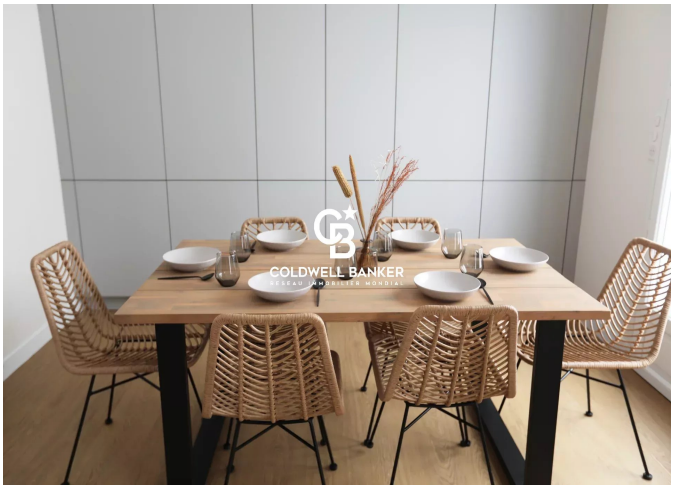





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