COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 214 m²



SALE PRICE : 999 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
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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.

Change your pace. Walk everywhere, wake up to the fresh sea breeze, set sail on a whim.

Located in the heart of the newly transformed Port Bourgenay — known for its vibrant new restaurants, shops, and upcoming grocery store —, this 2200 sq ft (214 m^2) property, fully redesigned in 2023, embodies the authentic ocean lifestyle.

The Home & The View
The heart of the home lies in its sun-drenched eat-in kitchen. From the central island, the view is breathtaking: sweeping over the garden, the 50ft (15m) swimming pool, the boat masts in the marina, and the ocean beyond.

The night area offers 4 spacious bedrooms, including a stylish, private primary suite.

Outdoor Living & Lifestyle
Outside, everything invites you to unwind: a large wooden deck, a pétanque court shaded by pine trees, and a dedicated surf/beach gear area.

A 10-minute walk to the stunning Veillon beach via the coastal custom path (chemin des douaniers).

Steps from the docks for sailing and sea fishing enthusiasts.

An exceptional haven, perfect as a vibrant primary residence or an unforgettable holiday retreat, now offered at a newly adjusted price opportunity.

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FEATURES

Property type:	House	Area:	214.22 m²	Number of rooms:	8 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 81

Greenhouse gas emissions (GHG) index: A 2

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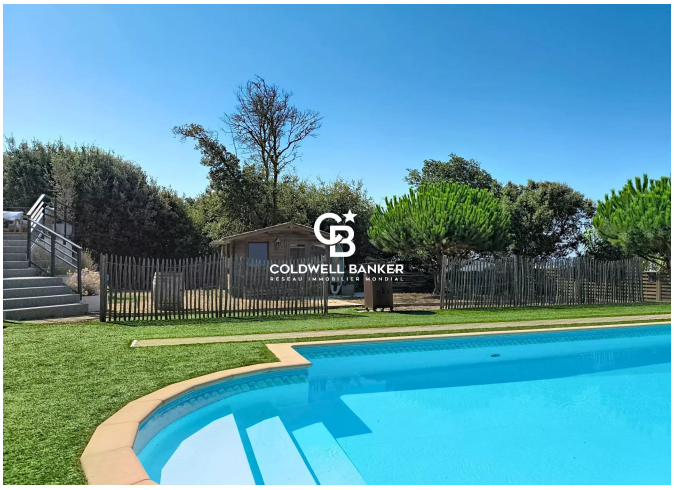



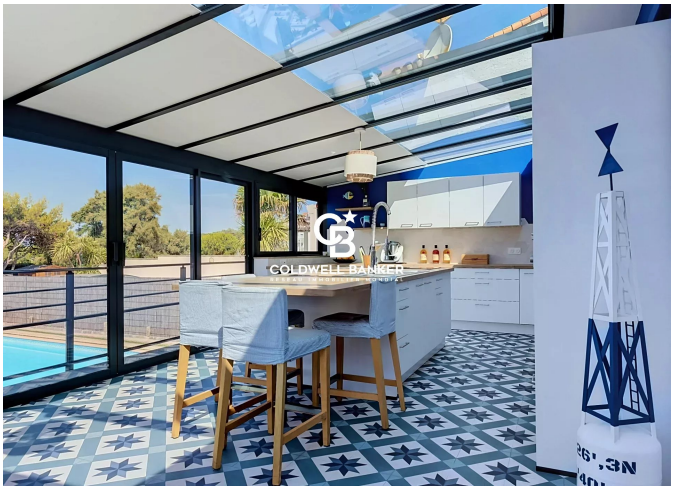



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