COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 245 m²



SALE PRICE : 799 800 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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immobiliere@coldwellbanker.fr

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DESCRIPTION

Contemporary Single-Storey Villa (2022) – 2,700 sqm Land Bordering Protected Nature – Near Veillon Beach & Port Bourgenay

Experience absolute tranquility with complete privacy, just minutes by bike from the wild beauty of Veillon Beach and Port Bourgenay marina.

Bordering a protected Natura 2000 nature reserve ensuring no future development, this contemporary single-level villa built in 2022 combines generous volumes, abundant natural light, and modern comfort on a private landscaped plot of 2,700 sqm.

Key features:
• Expansive 65 sqm living and reception room filled with sunlight, opening seamlessly onto the outdoor terrace and garden.
• Single-level living: fully equipped open-plan kitchen, primary suite with private dressing room and en-suite shower, plus three additional bedrooms for family and guests.
• 56 sqm air-conditioned annex: a rare, versatile detached space ideal for remote work, an artist's studio, a wellness/gym area, or a self-contained guest house.
• Outdoor lifestyle: 2,700 sqm landscaped grounds, spacious terrace suitable for an in-ground swimming pool.
• Prime location: direct access to cycle paths connecting to the beach, golf course, and town center amenities.

Compliant with recent thermal standards (RT 2012 / structural warranty in force), high energy efficiency, and turnkey condition. Complete file and private viewing available upon request.

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FEATURES

Property type:	House	Area:	245.0 m²	Number of rooms:	6 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 64

Greenhouse gas emissions (GHG) index: A 2

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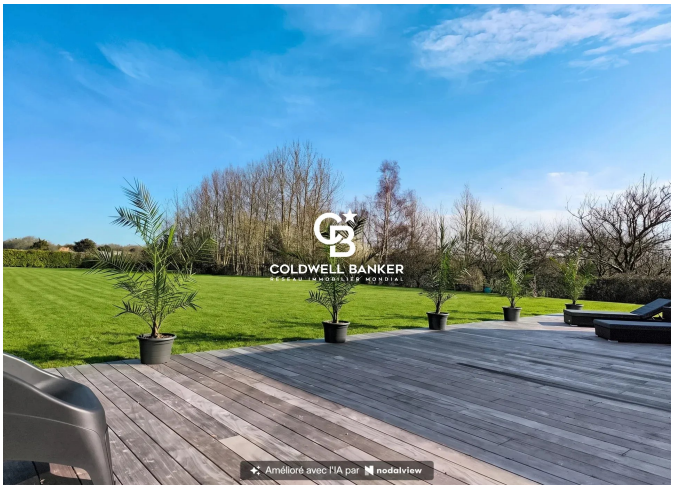









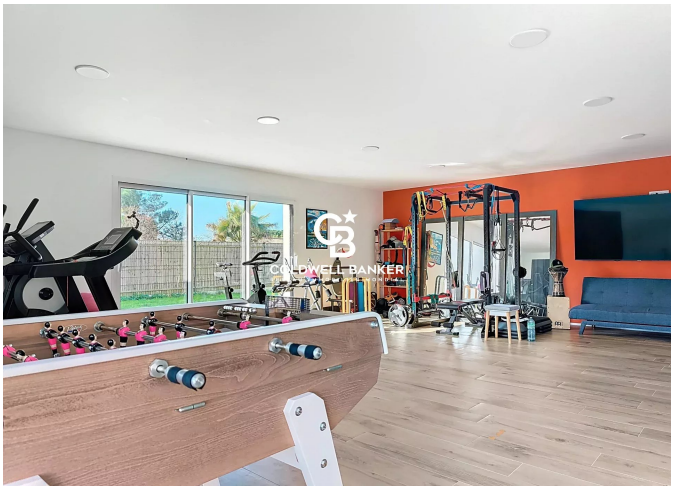

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