COLDWELL BANKER
EUROPA REALTY

House Talmont-Saint-Hilaire 637 m²



SALE PRICE : 1 248 000 €

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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.

The Elegance of an Exclusive Estate: 500 sqm of Prestige Set Within a 4,500 sqm Parkland

Possessing an immutable view, untouched since the era of Richard the Lionheart, is a rare privilege. Far more than a mere address, this estate is a true sanctuary. Situated opposite the majestic castle ruins, it is enveloped by mature, wooded grounds, ensuring absolute privacy and profound tranquility, all while enjoying the vibrant heart of the town center.

Heritage and the Art of Living: Masterful Proportions and Versatility

This property of profound character is centered around an elegant manor house, beautifully complemented by former stables and a spectacular historic wine press, which has been masterfully transformed into a grand reception hall.

Unrivaled accommodation capacity: Boasting 12 bedrooms, including 6 refined suites, the estate offers a hosting scale rarely found in this highly sought-after market.

Grandiose living spaces: The interior architecture reveals impressive volumes, a seamless flow, and abundant natural light that elevates every room.

Exceptional potential: Built upon a perfectly sound and authentic foundation, this residence awaits your contemporary signature to elevate it to the ranks of the most exclusive properties on the Vendée coast.

A Strategic and Coveted Location

A charming and strategic alternative to the increasingly saturated coastline of nearby Les Sables-d'Olonne, Talmont-Saint-Hilaire is undergoing a fascinating renaissance. Bolstered by the newly enhanced Port Bourgenay and the modernization of its Nautical Hub, the commune is attracting a discerning clientele in search of space, authenticity, and a preserved art of living. The proximity of the pristine Veillon beach and a prestigious 18-hole golf course completes this idyllic lifestyle.

A Visionary Investment

Ideally situated just one hour from both Nantes and La Rochelle, Le Logis du Cheval Blanc represents an extraordinary blank canvas—perfectly suited for establishing a prestigious family legacy estate or developing a high-end luxury hospitality venue.

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FEATURES

Property type:	House	Area:	637.0 m²	Number of rooms:	12 rooms
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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): F 380

Greenhouse gas emissions (GHG) index: F 97

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