COLDWELL BANKER
EUROPA REALTY

House Venansault 167 m²



SALE PRICE : 499 000 €

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.

Just minutes from La Roche-sur-Yon and less than half an hour from the Atlantic beaches, this property is set in the heart of a fully enclosed, 1.1-acre wooded park. The location seamlessly combines the convenience of urban amenities with the freedom of wide-open Vendée spaces.

Nature invites itself in from the moment you arrive, thanks to mature trees that provide a wonderful sense of openness, welcome summer shade, and an immediate feeling of well-being. The house offers 1,800 square feet of living space designed to capture natural light and frame the surrounding greenery, while ensuring optimal year-round thermal comfort through a comprehensive, fully ducted reversible air conditioning system.

The centerpiece of the home is a spacious, open-plan living area of over 645 square feet, where the lounge flows into a fully fitted and equipped open kitchen. This living space connects directly to an office overlooking the garden, offering a continuous view of the pool. The sleeping quarters preserve everyone's privacy with three comfortable bedrooms, including a master suite.

The outdoor areas are designed for entertaining and summer days. The garden features a 13x23 ft heated pool, framed by terraces and naturally sheltered by the vegetation. Acting as true extensions of the house, the independent annexes include a pool house and a dedicated reception room, perfect for hosting and sharing moments by the water. A two-car garage completes this highly functional property, ideal for those seeking space.

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	167.7 m²	Property tax:	€1.00
Number of rooms:	5 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): C 125

Greenhouse gas emissions (GHG) index: A 4

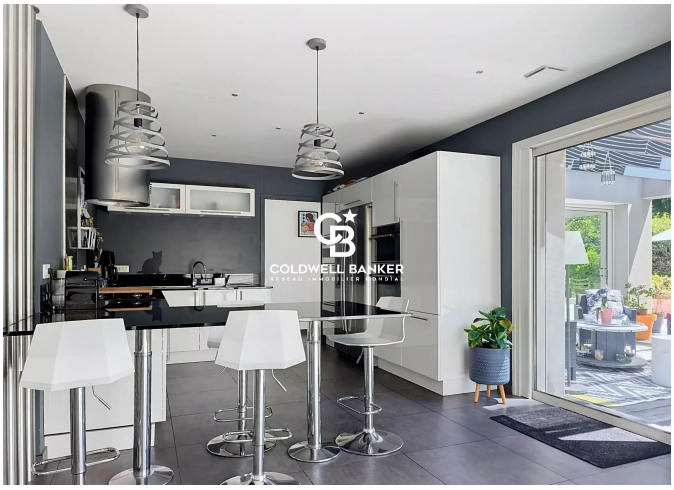
7 Rue Pas du Minage
France, 17000, La Rochelle

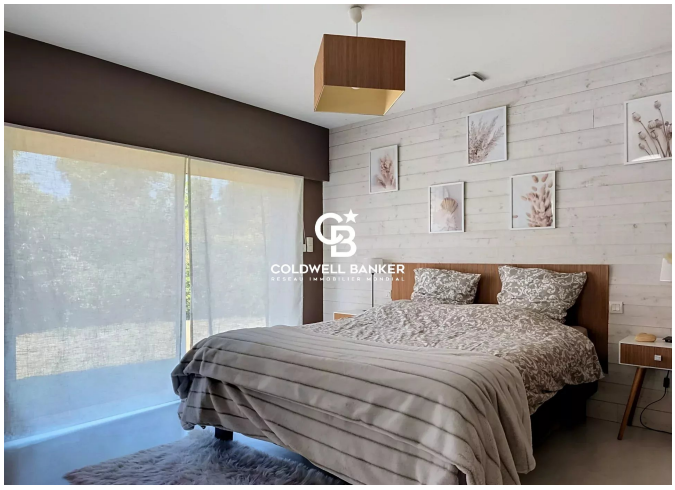
PHONE : +33586580078
immobiliere@coldwellbanker.fr

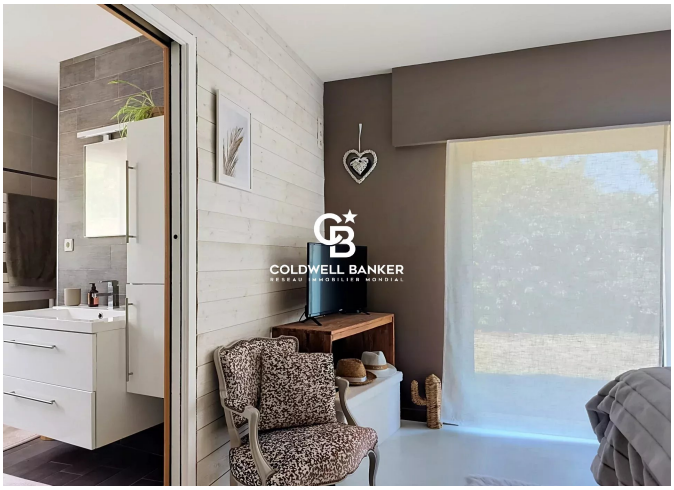
COLDWELL BANKER
EUROPA REALTY













7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr