

Maison Saint-Georges-d'Oléron 218 m²



SALE PRICE : 998 500 €

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DESCRIPTION

Architect-Designed Home Just Steps from the Ocean – Saint-Georges d’Oléron

In one of the most sought-after areas of Oléron Island, just a short walk from a pristine sandy beach, this contemporary home from the early 1990s offers a rare combination of exceptional location, generous living spaces, and warm, natural materials.

Set on a single level with approximately 215 m² of living space, the house features bright, open living areas with easy flow between indoors and outdoors, thanks to large bay windows and direct access to two terraces and a beautiful covered swimming pool – perfect for year-round enjoyment.

The living space is thoughtfully divided into several zones: a first lounge area with fireplace and mezzanine, a dining room, a second lounge opening onto an east-facing terrace, and a versatile third room currently used as a gym with spa. This space leads into a veranda converted into a summer kitchen with plancha grill – ideal for relaxed evenings with friends or family.

On the night side, the house includes three bedrooms, two bathrooms, ample storage, a utility room, and a fully equipped kitchen. A second mezzanine under the eaves – also accessible from an exterior staircase – leads to a private terrace with breathtaking ocean views. A true hidden gem.

The property also includes an attached garage, plus a second, separate garage that could easily be converted into a guest house for hosting family or friends in complete privacy.

Set on over 3,000 m² of beautifully maintained, enclosed land, the lush garden features a variety of mature trees and a charming gravel driveway.

A rare opportunity in an exceptional natural setting, close to the beach and pine forest. Perfect as a year-round residence or a stunning holiday home on the island of Oléron.

“Risk Information available on the Géorisks website: [www. georisques.gouv.fr](http://www.georisques.gouv.fr)”.

FEATURES

Property type:	Maison	Area:	218.0 m ²	Property tax:	€2.00
Number of rooms:	8 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): D 184

Greenhouse gas emissions (GHG) index: D 43

