

Maison Champagné-les-Marais 187 m²



PRIX DE VENTE : 399 500 €

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DESCRIPTION

Beautiful, recently built 187 m² detached house with swimming pool, landscaped garden, garage and separate office.

Ideal for a simple, peaceful life in a comfortable setting 25 minutes from La Rochelle and La Tranche sur Mer, and 10 minutes from Luçon, a town offering all amenities: schools, medical centre, hypermarket, hospital, etc.

This recent detached house, with its 72 m² living room, separate office that could be converted into a surgery or studio, swimming pool and terrace, stands out from the other houses in the neighbourhood thanks to its wealth of features.

Located just a few minutes from the village shops and amenities, it has been designed and built for a practical and pleasant lifestyle.

Beyond the entrance, you will discover a large living room opening onto the fitted and equipped kitchen, a large pantry/utility room, and the living room and lounge opening onto the terrace with awning and swimming pool, creating a seamless transition to the outdoors.

The living space is bathed in light all year round, ensuring many moments of sharing with friends or simply with family.

The sleeping area consists of 3 bedrooms with bathrooms and showers and an elegant master suite with shower room, large dressing room and access to the terrace and swimming pool.

Very energy efficient (low-energy house with an A energy rating from January 2026), equipped with reversible air conditioning, connected to mains drainage, fully enclosed, a rare property on the doorstep of the ocean.

Beautifully landscaped, offering all modern comforts, close to the Nantes motorway, just 30 minutes from the Ile de Ré, 45 minutes from Les Sables d'Olonne and only 20 minutes from the magnificent beaches of southern Vendée, its location is ideal.

If you are looking for peace and comfort by the ocean, close to La Rochelle and the beaches, and sunshine, come and discover this beautiful house and settle in.

Risks information available on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	187.14 m ²	NB de pièces :	8 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 82

Indice d'émission de gaz à effet de serre (GES) : A 2

