

Maison Château-d'Olonne 144 m²



PRIX DE VENTE : 836 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

A contemporary signature in the heart of La Pironnière

Located in the highly sought-after La Pironnière district of Les Sables-d'Olonne, this architect-designed villa stands out for its sleek lines and remarkable luminosity. The living area, the true heart of the property, elegantly revolves around a south-facing garden and an intimate patio, offering a particularly pleasant indoor-outdoor lifestyle.

The layout has been carefully designed to foster harmonious family living while preserving everyone's privacy through distinct sleeping areas. The ground-floor master suite enjoys direct access to the garden, while the upper floor features two spacious bedrooms, an office, and a shower room. A fourth independent bedroom, complete with its own shower room and office space, rounds out the property—an ideal solution for hosting guests in complete autonomy.

The strategic location perfectly balances residential tranquility with an active lifestyle. Local shops are just 500 meters away, making daily errands an easy walk. For those who enjoy soft mobility and water sports, a spacious storage room provides ample space for bicycles and surfing gear, placing Tanchet beach just a 5 or 6-minute ride away. Schools are also in the immediate vicinity. A garage and a laundry room complete this rare property, perfectly suited as either a primary residence or a high-end coastal retreat.

A garage and a laundry room complete this property, which is perfectly suited for a primary residence or a high-end holiday home

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	144.0 m ²	NB de pièces :	7 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

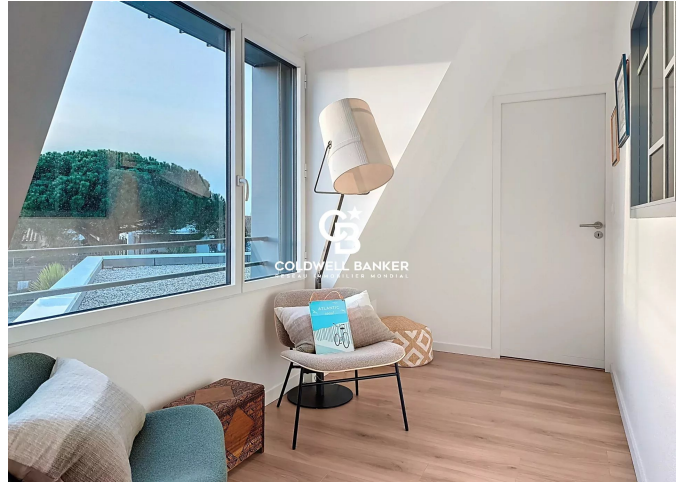
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 47

Indice d'émission de gaz à effet de serre (GES) : B 6



COLDWELL BANKER
EUROPA REALTY



22 Cours National Michel BARON
France, 17100, Saintes



TÉL : +33546977797
immobiliere@coldwellbanker.fr