

Maison L'Aiguillon-sur-Mer 172 m<sup>2</sup>

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PRIX DE VENTE : 356 500 €

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## DESCRIPTION

Nestled in the peaceful coastal town of L'Aiguillon-la-Presqu'île, this exceptional property offers a harmonious balance between comfort, versatility and serenity. Located in a PPRL white zone and just a stone's throw from unspoilt beaches and local shops, this property is the ideal setting for those who aspire to the French coastal lifestyle.

### Two Distinct Residences, Endless Possibilities

The main house welcomes you into a generous living space, where a contemporary kitchen opens onto a large living room warmed by a pellet stove. Three bedrooms, two of which have built-in wardrobes, offer havens of rest, complemented by a separate WC and a functional shower room.

The separate second home, designed with particular attention to accessibility standards, guarantees total independence. The ground floor houses a welcoming living area, a fitted and equipped kitchen, and a shower room with a Japanese-style WC. Upstairs, a master suite with shower and WC creates an intimate sanctuary.

The outdoor spaces invite you to enjoy the mild coastal climate: a terrace perfect for al fresco dining, two motorised garages for optimal comfort, a covered courtyard, and a pergola where the light plays throughout the day.

This property can be adapted to suit your vision, whether you are considering a multi-generational home, accommodation for your guests, or rental potential. This versatile property elegantly responds to the different stages of life.

Discover a place where everyday life meets the timeless charm of the coast.

Risk information available on the website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	172.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	9 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](http://www.georisques.gouv.fr)

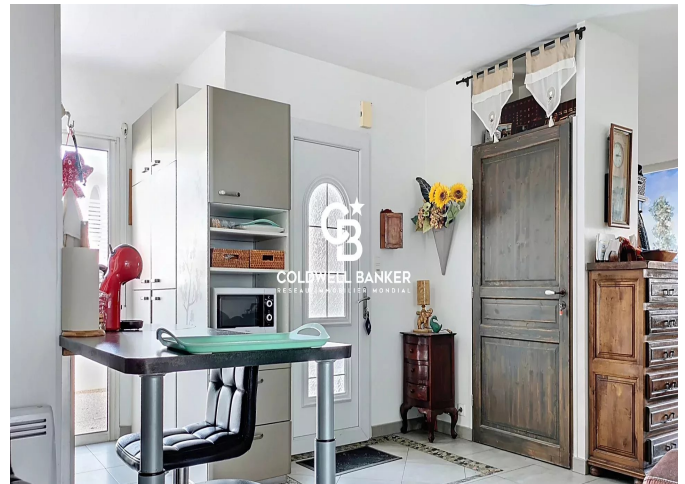
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 208

Indice d'émission de gaz à effet de serre (GES) : B 7



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