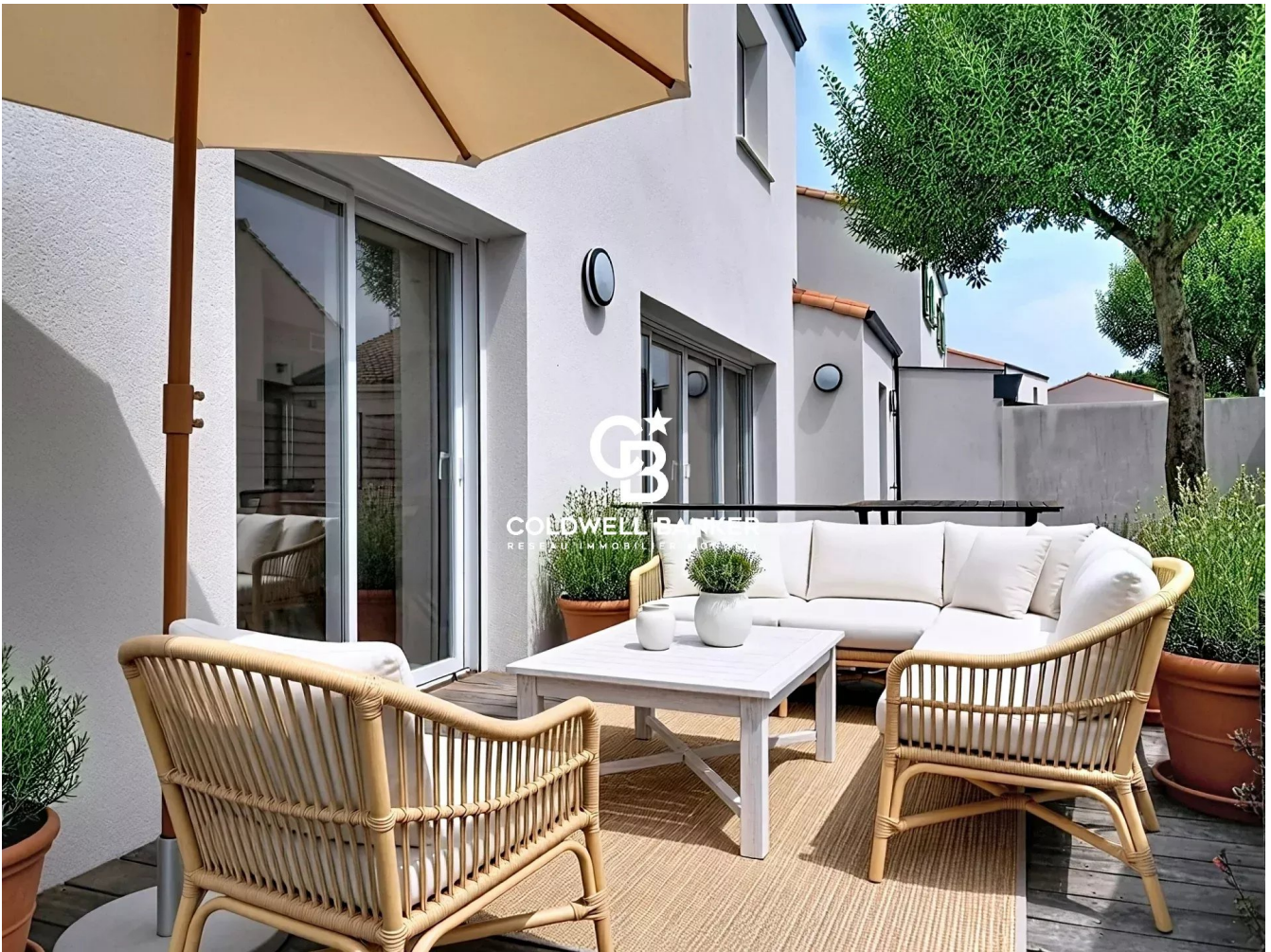


Maison L'Île-d'Olonne 125 m²



PRIX DE VENTE : 618 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

Modern high-end villa (2025): Comfort, Light, and Serenity

If you are looking for the peace of mind of a brand-new home where you can simply move in and relax, this rare property is for you. Built in 2025 to high energy standards, this premium villa offers a perfect living environment.

As soon as you enter, you are welcomed by a bright living room, bathed in sunlight thanks to its south-facing exposure and opening directly onto the terrace. The open-plan kitchen is both elegant and highly functional, featuring plenty of storage and high-end appliances. The ground floor also includes a comfortable private master suite.

The upper floor is a dedicated space for children or guests, with a lounge area for relaxation and three bedrooms with built-in wardrobes. The large bathroom, equipped with both a shower and a bathtub, perfectly completes this level.

Outside, everything is ready: the garden is landscaped, the plot is fully walled for your privacy, and there is an automatic gate. The garage and pantry are tiled and fully fitted with practical storage to simplify your daily life.

Key features:

Reversible air conditioning throughout the house.

Quiet environment, just a stone's throw from cycle paths and local shops.

Option to purchase fully furnished for an immediate move-in.

A high-quality home designed for family well-being. Come and see it for yourself.

Risk information available on the website : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	125.52 m ²	NB de pièces :	6 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

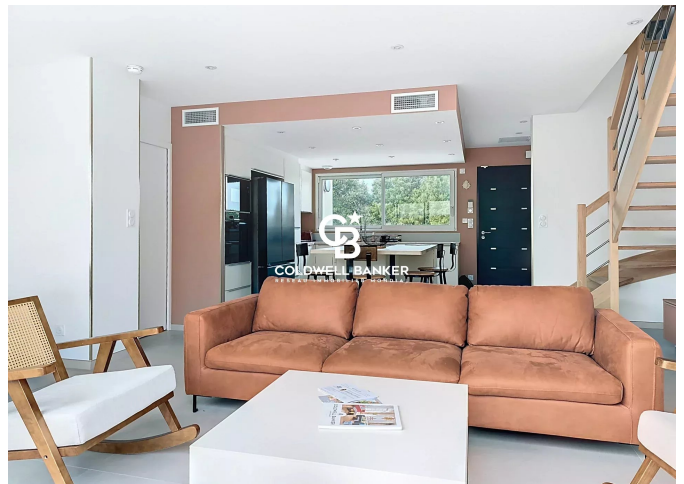
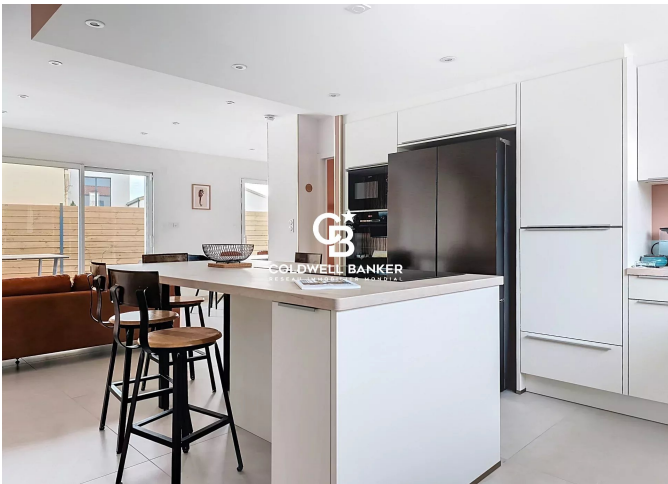
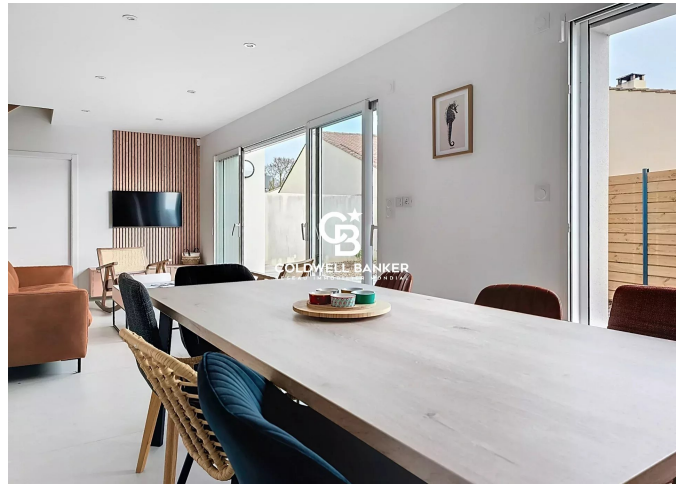
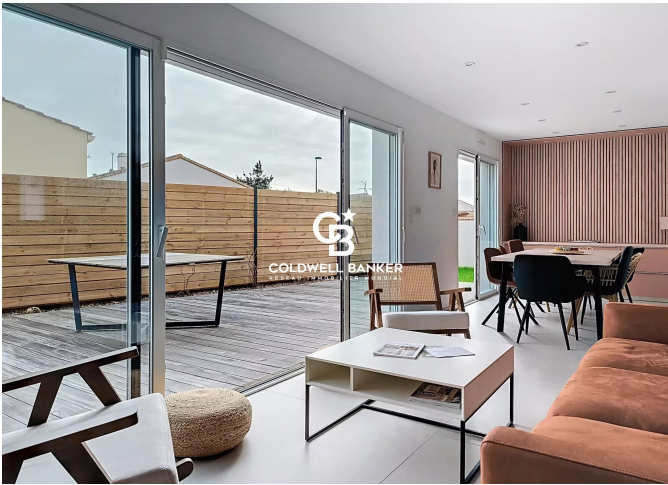
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 37

Indice d'émission de gaz à effet de serre (GES) : A 1



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