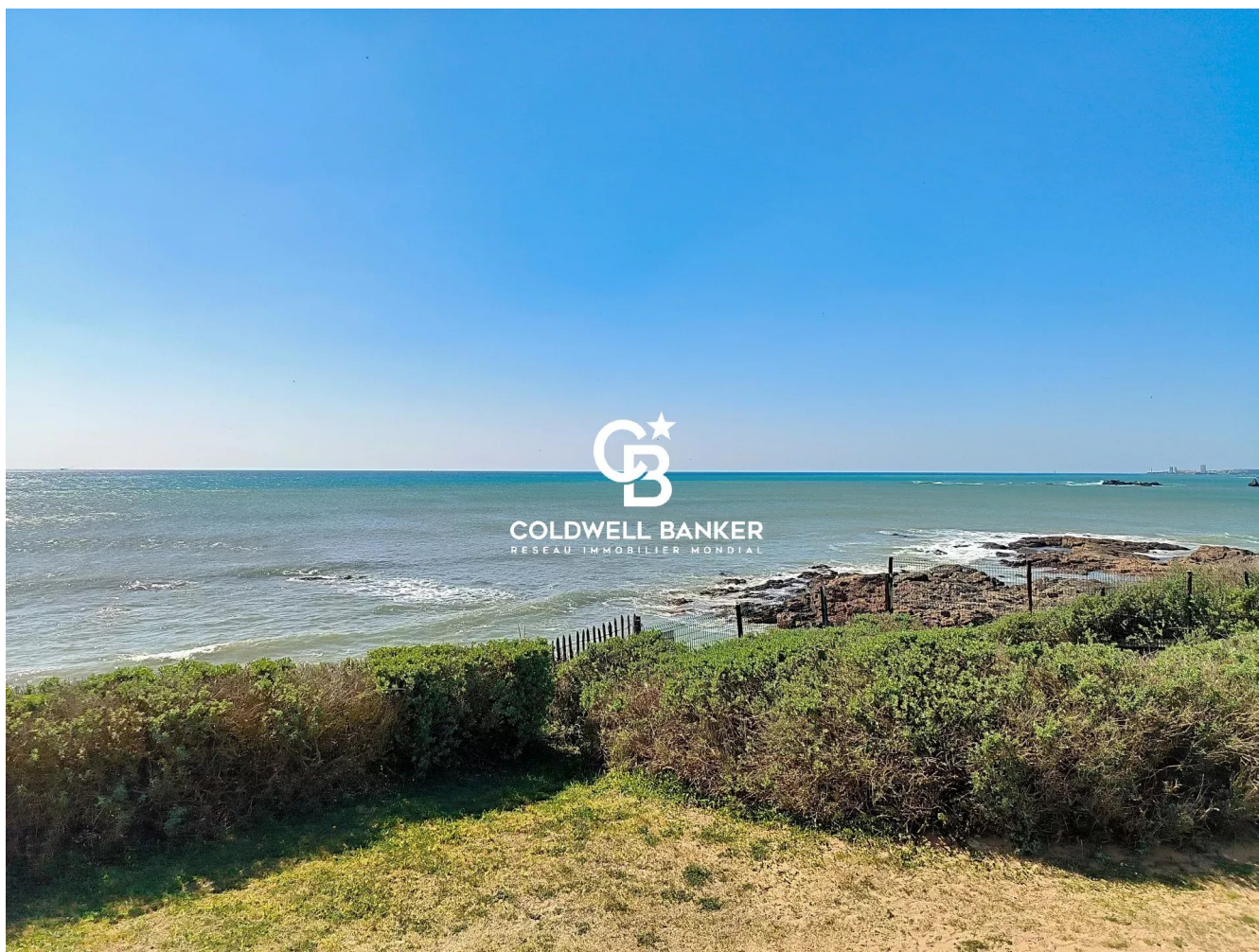


Maison Les Sables-d'Olonne 114 m<sup>2</sup>

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PRIX DE VENTE : 498 000 €

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EMAIL : [IMMOBILIERE@COLDWELLBANKER.FR](mailto:IMMOBILIERE@COLDWELLBANKER.FR)

## DESCRIPTION

115 m<sup>2</sup> house with South-facing terrace and sea view

Located within a private coastal estate, this 115 m<sup>2</sup> house sits in an elevated position offering a direct view of the Atlantic Ocean.

The layout includes:

Ground floor: An entrance hall that can serve as an extra sleeping area, a fitted kitchen open to the dining area and the living room with sea views, and a shower room with toilet.

First floor: Two bedrooms with storage, a cabin room (bunk beds), a bathroom, a separate toilet, and a loggia facing the ocean.

Outside: A 42 m<sup>2</sup> south-facing terrace facing the open sea.

A garage with a boiler area completes the property.

Location and surroundings: The house is situated in a quiet area, right next to the coastal cycle path. The Pironnière market, Port Bourgenay, and the golf course are a 5-minute drive away. Veillon beach and the Sables d'Olonne promenade are less than 10 minutes away.

A simple and functional house where the main interest lies in its location and its panorama over the sea.

Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	114.79 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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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)

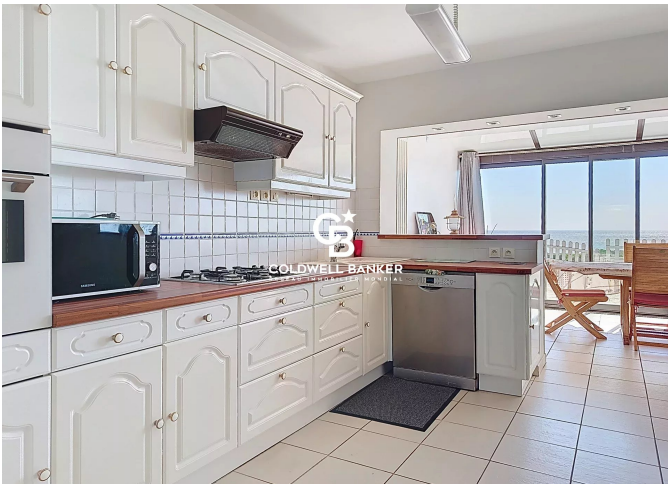
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 292

Indice d'émission de gaz à effet de serre (GES) : E 57



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