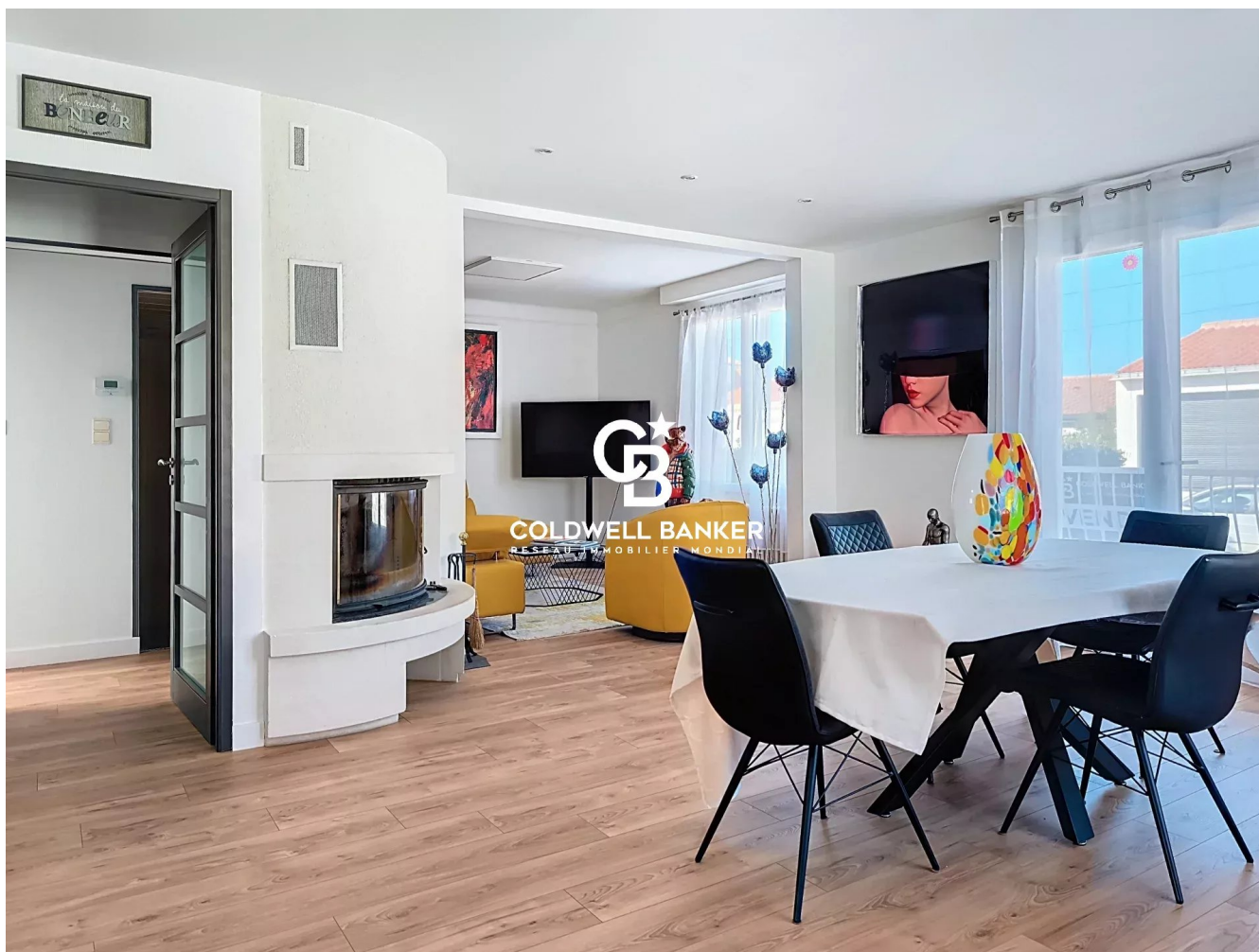


Maison Les Sables-d'Olonne 125 m²



PRIX DE VENTE : 525 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

Discover a spacious and perfectly organized family home in the heart of the historic La Chaume district. With 1,350 sq. ft. of living space, this 1965 residence offers a rare layout and a "walk-to-everything" lifestyle, just minutes from local shops, the harbor, and the ocean.

The elevated main floor is designed for seamless daily living. It features a bright living area with a fully equipped kitchen, as well as a comfortable main bedroom. A shower room and separate WC are also located on this level, allowing for complete single-level living on the upper floor.

The lower level, directly connected to the outdoors, is dedicated to conviviality. A veranda with a summer kitchen extends your living space toward the south-facing garden, perfect for sunny gatherings. This level also offers two additional bedrooms, designed as cozy, cabin-like retreats (ceiling height 2m10) with their own shower room, providing ideal independence for children or guests.

The standout feature of this town-center property: two large private garages and a vast basement. This is an absolute logistical luxury in La Chaume, allowing you to securely park your vehicles and store all your nautical equipment.

A solid and versatile home with a fluid layout and bedrooms distributed across two levels. Its exceptional parking capacity and strategic location make it a unique opportunity in this sought-after area.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	125.7 m ²	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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

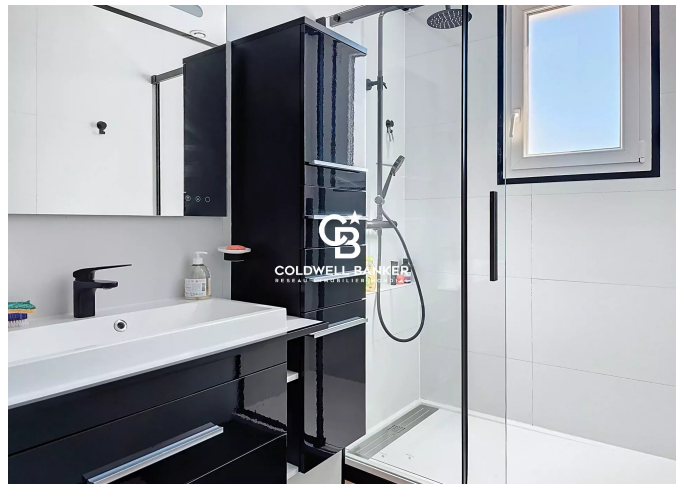
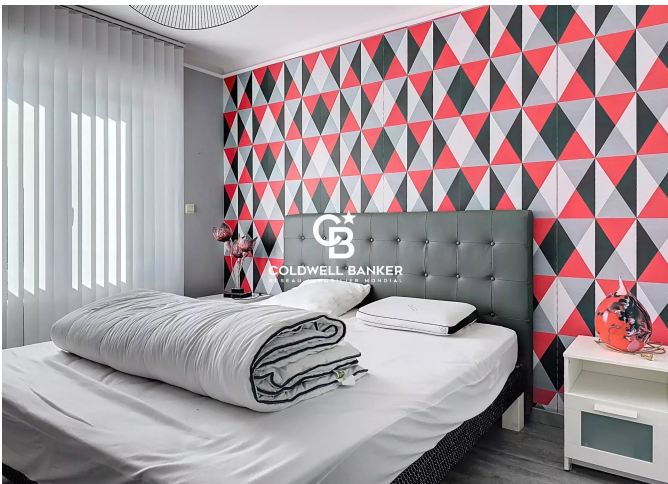
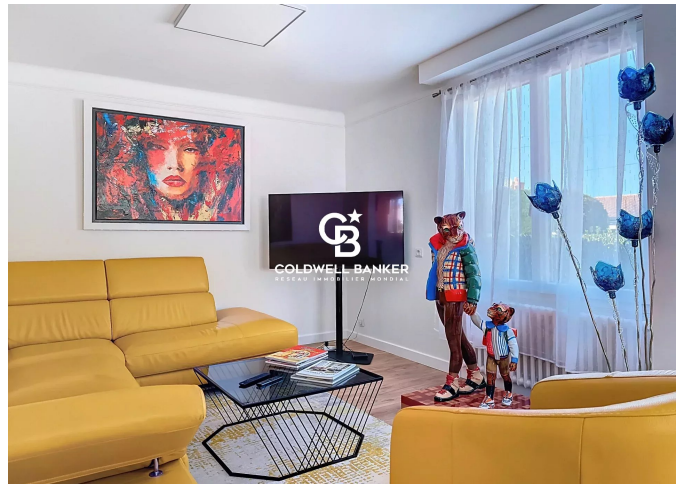
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 218

Indice d'émission de gaz à effet de serre (GES) : D 31



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