

Maison Les Sables-d'Olonne 155 m²



PRIX DE VENTE : 1 128 000 €

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DESCRIPTION

A rare opportunity. Facing the historic Prieuré Saint-Nicolas, this 2019 contemporary villa commands a prime waterfront position. Here, luxury isn't just a description—it's a lifestyle dictated by the tides.

The 66 sqm living expanse, bathed in dual-aspect light and centered around a Scandinavian stove, yields entirely to the majesty of the ocean. A private elevator serves all three levels, culminating in a 42 sqm master suite: a secluded sanctuary opening onto a "Tropezienne" terrace, the ultimate spot for private sunsets.

The art of hosting is elevated by a self-contained garden-level apartment, perfect for guests. Engineered with seamless technology (underfloor heating and cooling, smart home system, motorized garage), this residence—still under structural warranty (garantie décennale)—offers absolute peace of mind.

Risk Information available on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	155.0 m ²	Ascenseur :	Oui
NB de pièces :	6 rooms	NB de chambres :	2 bedrooms		

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

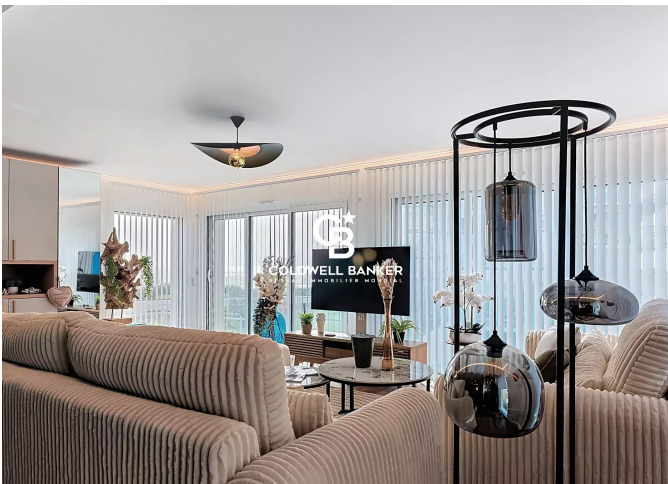
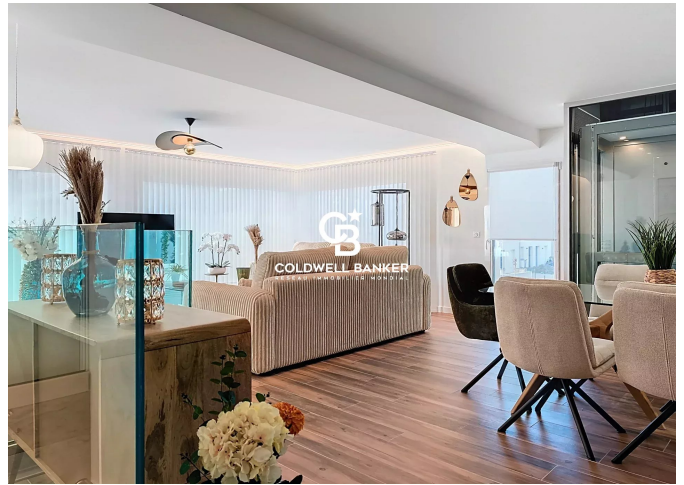
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 26

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



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