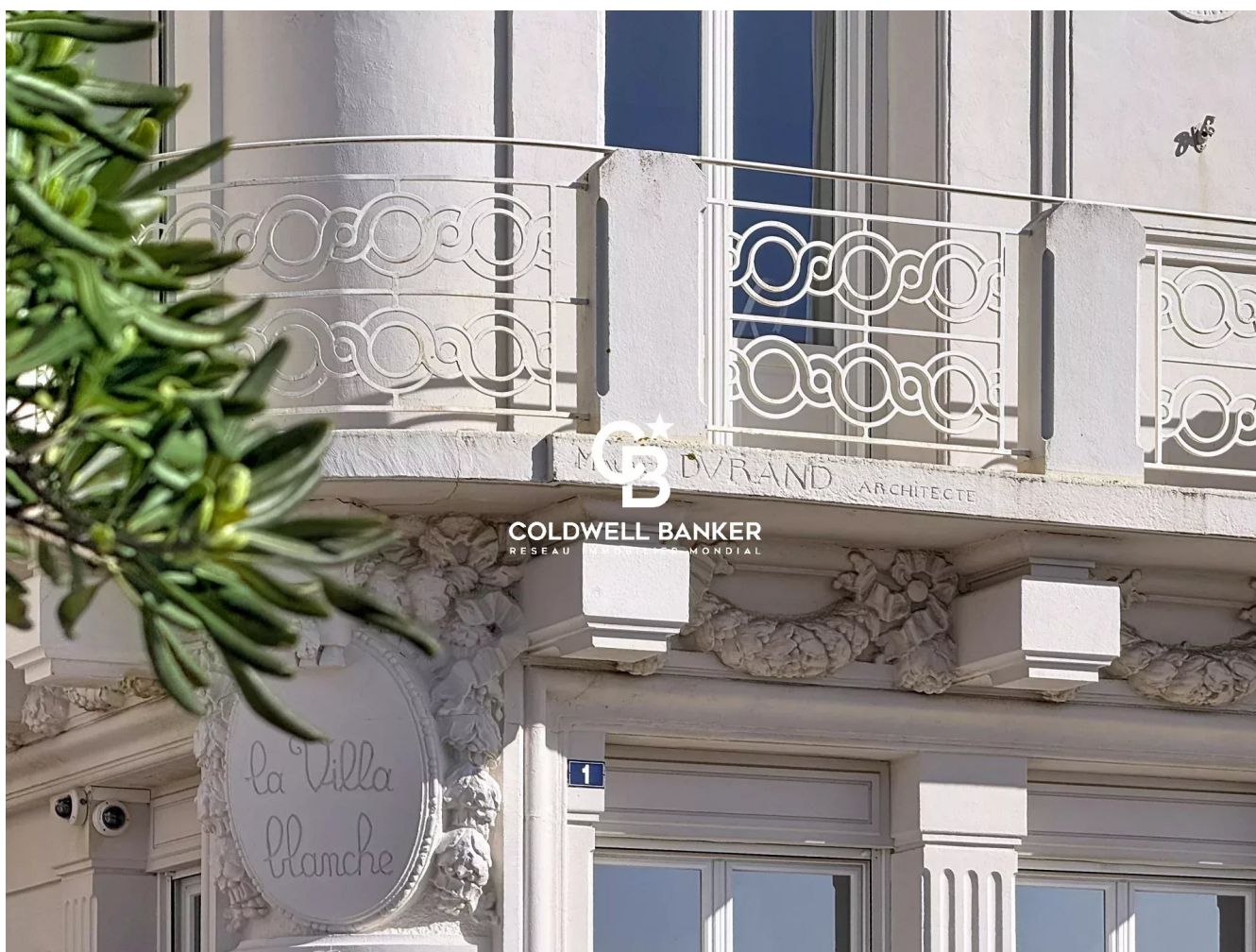


Maison Les Sables-d'Olonne 220 m<sup>2</sup>

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PRIX DE VENTE : 1 975 000 €

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

## DESCRIPTION

Character house of the 20th century ideally located opposite the Grande Plage des Sables-d'Olonne.

This Sablaise villa, signed by a renowned architect, offers a breathtaking view of the bay. Deploying about 220 m<sup>2</sup>, it seduces with its unique cachet, its generous volumes and its quality services, including an elevator serving the different levels.

The living room, wide open to the outside, enjoys a view of the ocean, as does the fitted and equipped kitchen, a real invitation to fully enjoy the panorama.

The sleeping area offers an elegant master suite with sea-facing balcony, offering a unique daily show, as well as two additional bedrooms each accompanied by their bathroom.

A spacious office, a cinema room, a cellar and a garage complete this exceptional property.

An exceptional property combining charm, comfort and privileged location.

## CARACTÉRISTIQUES

|                 |        |                |                      |                  |            |
|-----------------|--------|----------------|----------------------|------------------|------------|
| Type de bien :  | Maison | Surface :      | 220.0 m <sup>2</sup> | Ascenseur :      | Oui        |
| Taxe foncière : | €3.00  | NB de pièces : | 6 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](http://www.georisques.gouv.fr)

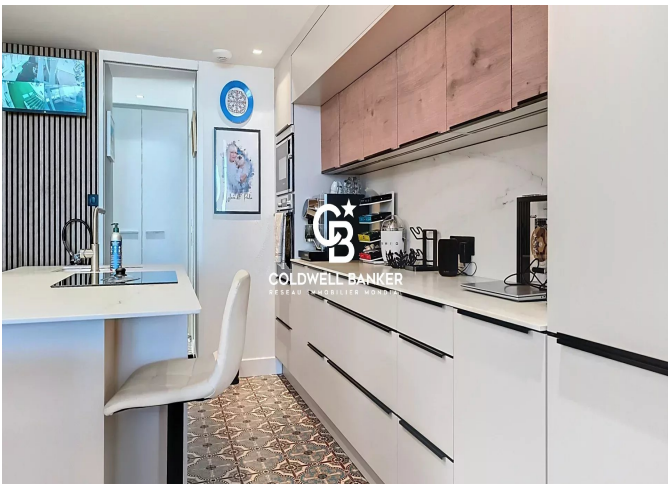
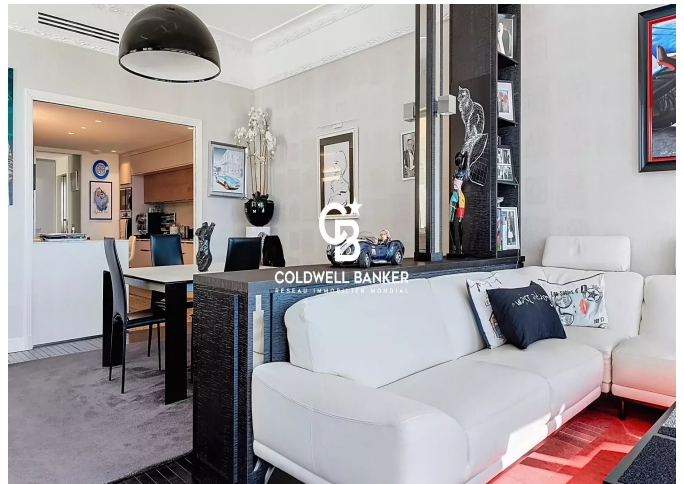
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 173

Indice d'émission de gaz à effet de serre (GES) : D 32



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