

Maison Sainte-Radégonde-des-Noyers 162 m²



PRIX DE VENTE : 419 000 €

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DESCRIPTION

Close to La Rochelle, contemporary house with swimming pool, landscaped garden, and terrace. Located in the heart of the village of Sainte Radégonde des Noyers, a small town in the Marais Poitevin and the Green Venice.

We invite you to come and discover this beautiful, bright, and excellently maintained house located a stone's throw from the ocean and the magnificent beaches of South Vendée.

With its private access, its modern architecture combining living space, terrace, garden and swimming pool, all setting the tone and tone of this ensemble. Its entrance reveals a large living room opening onto the terrace, garden and swimming pool. A beautiful fitted and equipped kitchen, a living room and dining area, three bedrooms on the ground floor and a laundry room.

Upstairs, there is a fourth bedroom for the privacy of a teenager or friends.

An adjoining garage accessible from the inside and a workshop that could be converted into an office or studio complete the property.

Outside, the house has a large, recently tiled terrace with a swimming pool and bioclimatic pergola, a pool room, a beautifully landscaped and maintained garden, and several parking spaces in the paved courtyard at the rear of the house.

BONUS: A separate enclosed plot of land that is accessible and suitable for building, with space for a boat, motorhome, or the construction of a workshop or house!

This property offers the perfect balance between indoor and outdoor space, ideal for living close to La Rochelle while enjoying the comfort of a spacious and well-designed home. Its central location allows you to enjoy all the advantages of living close to Luçon, a town offering all amenities, while benefiting from a pleasant and functional living environment.

If you are looking for peace and comfort at the gateway to the ocean, close to Les Sables d'Olonne and the Vendée Globe, Puy du Fou, La Rochelle/Ile de Ré and the sun, come and discover this beautiful house and settle down.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	162.51 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

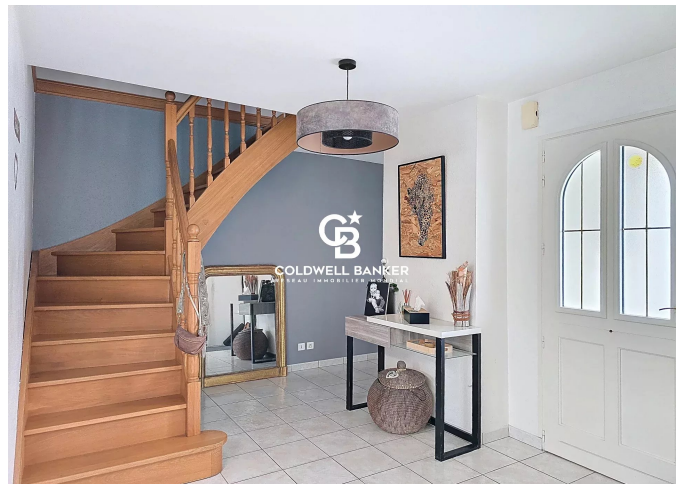
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 135

Indice d'émission de gaz à effet de serre (GES) : A 4



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