

Maison Talmont-Saint-Hilaire 100 m²



PRIX DE VENTE : 556 000 €

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DESCRIPTION

Located in a sought-after area of Talmont-Saint-Hilaire, this modern single-story house offers an exceptional living environment. Its location is a major asset: you can reach the Golf, the coast and the beach in just 15 minutes on foot, allowing you to fully enjoy the sea air every day.

A Fluid and Functional Interior Layout

From the entrance, the house reveals a vast open-plan living space. The main reception area, combining the living and dining rooms, benefits from excellent natural light thanks to its large openings. The fully fitted and equipped kitchen integrates perfectly into this space, creating a convivial setting for family life or entertaining guests.

The sleeping area consists of 3 comfortable bedrooms. A modern shower room completes the interior layout.

The entire house has been designed to offer fluid circulation and optimal ergonomics for daily life.

Outdoor Spaces Dedicated to Relaxation

The garden is entirely focused on well-being. You will find a swimming pool with an ideal orientation, ensuring maximum sunshine throughout the day. The large terrace, adjacent to the living area, allows for a true outdoor lounge feel to extend your summer days.

A Unique Outbuilding

This property features an annex building with a surface area equivalent to a double garage. This independent space has been converted into a private relaxation area. Equipped with a jacuzzi, this space offers a moment of total relaxation, completely separate from the main house.

This modern home, with no work required, represents a rare opportunity in the Talmont-Saint-Hilaire area, combining proximity to the sea with complete comfort. It is perfect as a primary residence, a secondary getaway, or a high-end rental investment.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	100.0 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) : A 47

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



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