

Maison Talmont-Saint-Hilaire 132 m<sup>2</sup>

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PRIX DE VENTE : 758 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Prime location between Golf and Coast Just 5 minutes from the Veillon beach and steps away from the Bourgenay Golf course and marina, discover this architect-designed villa built in 2020. This single-story home of approximately 132 m<sup>2</sup> is conceived as a light-filled sanctuary, where every detail emphasizes understated elegance and absolute comfort.

**Brightness and Modernity** The open and fluid living area, bathed in natural light, opens onto a high-end breakfast kitchen. The sleeping quarters offer three bedrooms, including a contemporary master suite. Here, functionality perfectly serves your well-being.

**An Oasis of Serenity** The enclosed garden, entirely private and secluded, invites relaxation with its heated swimming pool. Total peace and quiet are guaranteed. A large 50 m<sup>2</sup> garage completes this rare property, ideally located just 1 km from local shops.

High-end features for an incomparable quality of life.

Exclusively listed by Coldwell Banker.

Risk information available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	132.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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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)

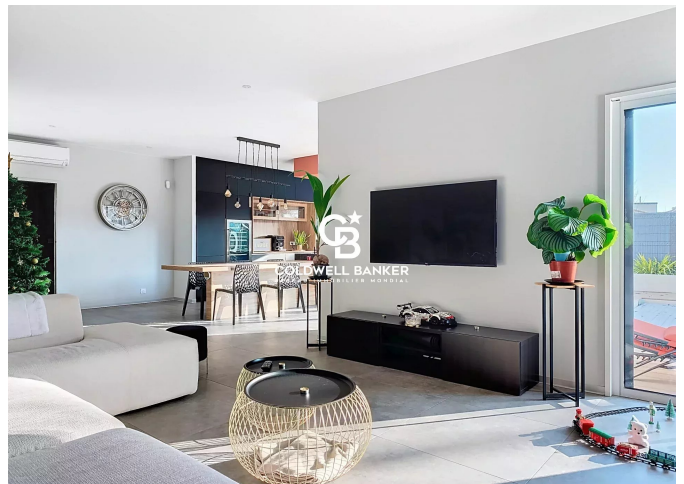
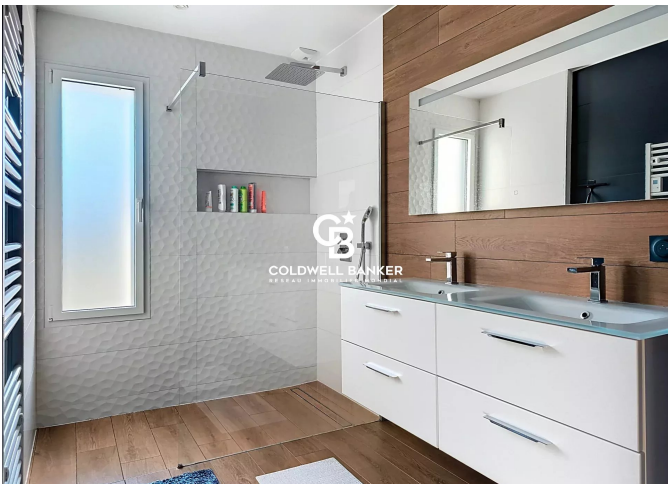
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 41

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



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