

Maison Talmont-Saint-Hilaire 145 m²



PRIX DE VENTE : 733 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in the heart of a quiet and highly sought-after residential area, this single-story villa built in 2006 stands out for its superior construction quality and strategic location. It offers a privileged lifestyle where everything is within reach: shops and schools are just moments away, while the beaches, Port Bourgenay, and the golf course await you only two kilometers from your door.

The garden is the true crown jewel of this property. Facing south, it reveals a remarkable landscape with magnificent trees ensuring total privacy. At the center of this lush setting, the 10x5-meter heated pool invites you to relax in a peaceful and perfectly maintained environment.

The interior was designed to capture natural light throughout the day. The spacious living area, approximately 70 m² with an open kitchen, serves as the ideal gathering spot for family life. The sleeping quarters feature two welcoming bedrooms and a 9 m² office that can easily serve as a guest room. The 25 m² master suite completes the home with elegance, offering a walk-in closet, a private bathroom, and a soothing view of the garden from the moment you wake up.

Impeccably maintained by its current owners, this robust and healthy home is ready for its next chapter. Its balanced volumes and natural brightness provide an ideal canvas for those looking to bring the interior decor up to modern trends, such as updating the paint colors or the kitchen style.

A large 50 m² garage, a rare find in the area, adds a practical touch of comfort to this high-quality home. Whether you are a growing family or seeking a peaceful retirement, this property brilliantly combines quality of life with proximity to the coast.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	145.35 m ²	NB de pièces :	7 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

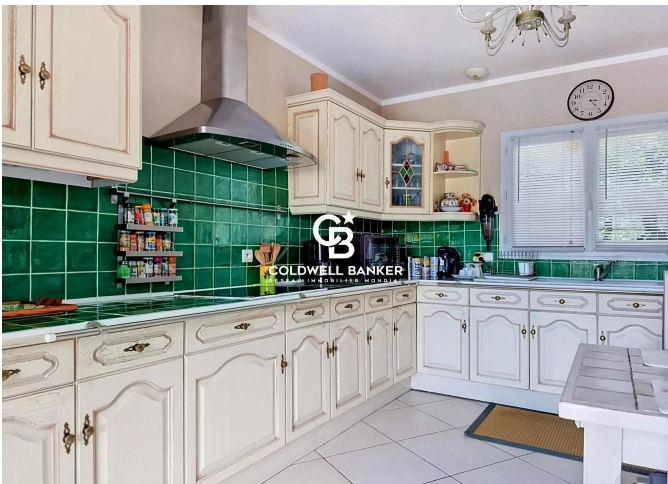
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 168

Indice d'émission de gaz à effet de serre (GES) : B 6



COLDWELL BANKER
EUROPA REALTY



22 Cours National Michel BARON
France, 17100, Saintes



TÉL : +33546977797
immobiliere@coldwellbanker.fr