

Maison Talmont-Saint-Hilaire 148 m²



PRIX DE VENTE : 780 000 €

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DESCRIPTION

Located in Bourgenay in the town of Talmont-Saint-Hilaire, this contemporary 2022 house enjoys a sought-after location between the golf course and the marina. On a single level, the 122 sqm primary residence is built around a large, bright living area with an equipped kitchen, opening onto a terrace and its bioclimatic pergola. The sleeping area includes a master suite with a dressing room and private shower room, as well as two additional bedrooms sharing a second shower room. The property is completed by two independent studios offering great flexibility for hosting guests, professional use, or a rental project. Each studio features a living area with a kitchenette, a sleeping space, and a shower room. The enclosed, landscaped exterior ensures total peace of mind with its 4x3m heated swimming pool, pétanque court, and wooden terraces. A 20 sqm garage and private parking complete the features. Ideally located 10 minutes by bike from Veillon beach and 50 meters from the cycle path leading to Les Sables d'Olonne via the wild coast, this high-quality property under ten-year warranty is perfect for both a primary and secondary residence. I am at your disposal to arrange a visit.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	148.0 m ²	Taxe foncière :	€1.00
NB de pièces :	7 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

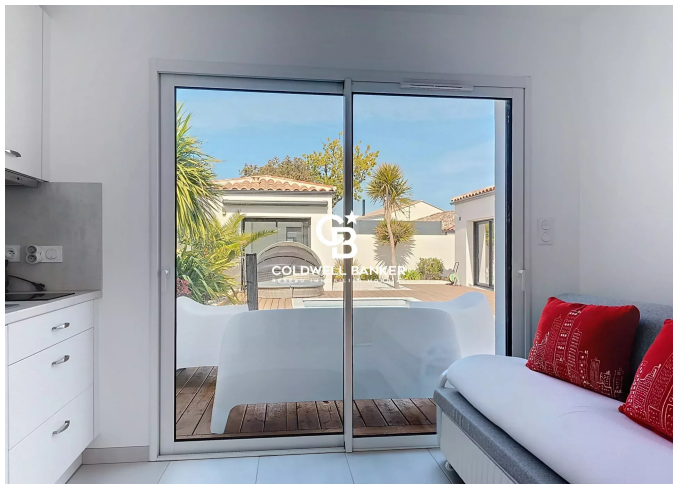
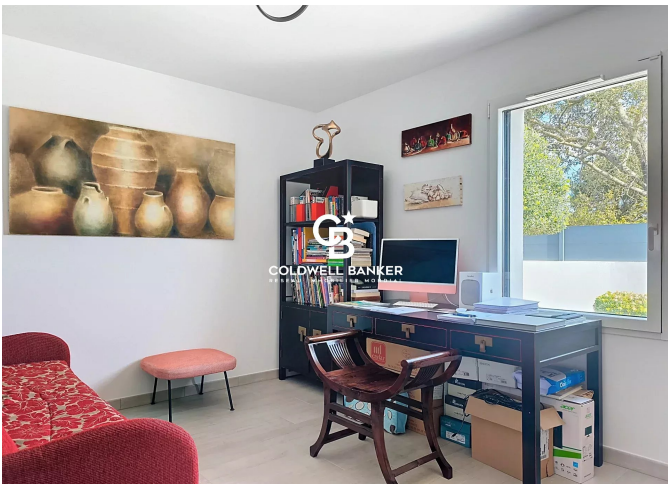
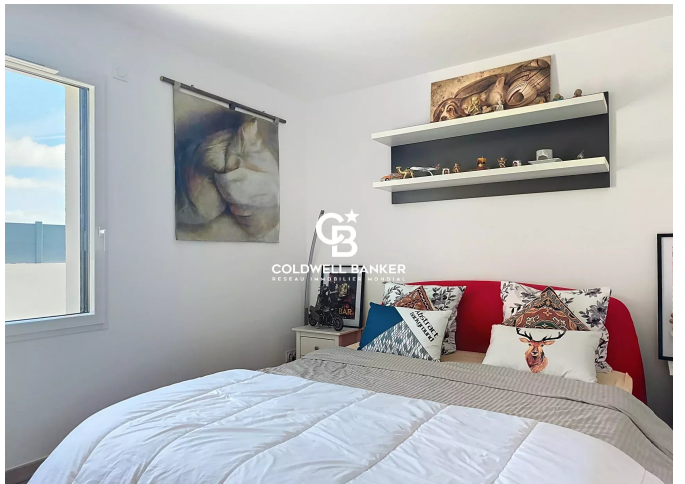
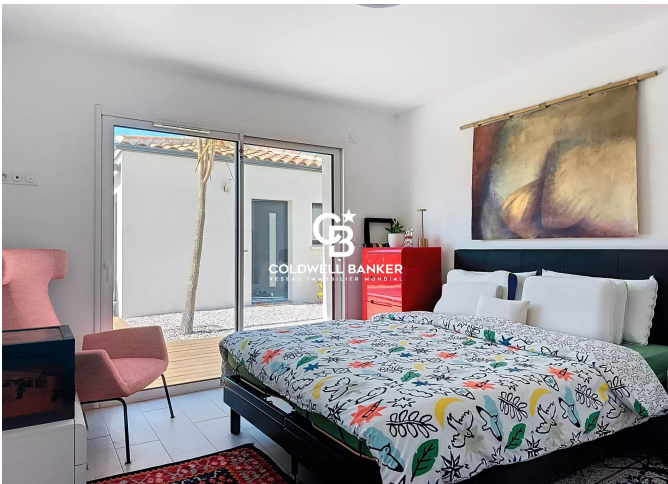
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 43

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



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