

Maison Talmont-Saint-Hilaire 192 m²



PRIX DE VENTE : 1 200 000 €

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DESCRIPTION

Located in the heart of a pine and oak forest, this 1970s house has been completely renovated inside. Its location is a key asset: the ocean is just 500 meters away on foot, and you can reach Veillon beach, the Bourgenay golf course, or Les Sables d'Olonne in just a few minutes.

The interior focuses on light and comfort. The spacious living area, featuring a fireplace, opens onto a new kitchen. An adjoining veranda allows you to enjoy the garden year-round, creating a natural transition to the outdoors.

The ground floor is designed for single-level living, with two suites each including their own shower room, an office, and a dressing room. A relaxation area with a spa and sauna completes this level, with direct access to the pool. Upstairs, two additional bedrooms and a shower room are available for family or guests.

Outside, the 3,127 m² plot is wooded and fully fenced. On the practical side, the house includes a large 60 m² double garage with a workshop, as well as an 18 m² underground cellar.

This is a functional and pleasant property, ideal for those seeking proximity to the coast and the quiet of the forest.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	192.0 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

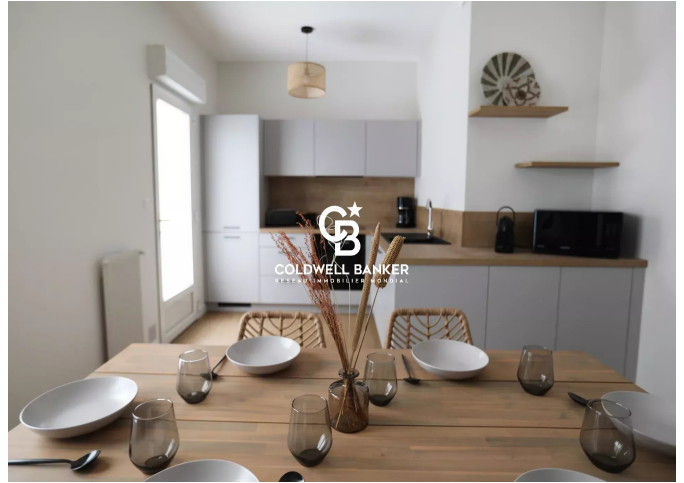
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 154

Indice d'émission de gaz à effet de serre (GES) : A 5



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