

Maison Talmont-Saint-Hilaire 245 m<sup>2</sup>

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PRIX DE VENTE : 849 000 €

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## DESCRIPTION

A Sanctuary of Light between the Golf Course and the Ocean

There are places that whisper the promise of a gentler life, sheltered from the hustle and bustle and just moments from the ocean. This contemporary villa, built in 2022, follows this tradition, nestled only five minutes from Port de Bourgenay and the prestigious golf greens. From the moment you cross the threshold, a sense of space takes hold: the 700 sq. ft. living area, bathed in natural clarity, opens generously onto a 29,000 sq. ft. garden—a lush green screen that protects your intimacy.

Here, modernity meets absolute comfort. The kitchen invites shared moments, while the master suite unfolds as a private cocoon with its own dressing room and ensuite. For family and friends, three spacious bedrooms offer everyone a peaceful retreat. The rare gem of this property lies in its immense, fully air-conditioned 600 sq. ft. versatile space—a realm of freedom ready to host your passions, whether they be athletic, artistic, or professional.

Daily life reinvented at the rhythm of nature and secure cycling paths. In just a few minutes by bike, you can reach the vibrant local shops or the wild beauty of Veillon Beach, a UNESCO-listed natural site. This is an invitation to live within a bubble of serenity, where the generosity of the land offers you the luxury of space and silence, just steps away from the beating heart of the Vendée coast.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	245.0 m <sup>2</sup>	NB de pièces :	6 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)

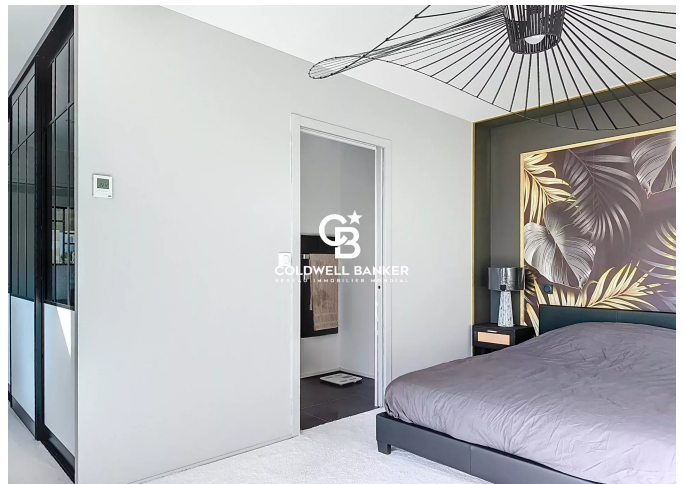
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 64

Indice d'émission de gaz à effet de serre (GES) : A 2



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