



Contemporary house

SAINT HILAIRE DE RIEZ (85)

750 000 €



258 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

SAINT HILAIRE DE RIEZ, large family home of 199 m<sup>2</sup> + its glazed room of 59 m<sup>2</sup>, its garage, its southern-style garden and its heated swimming pool. Day side: an entrance, a dining room with its fitted kitchen, a cozy living room which overlooks the 2 two garden areas fitted out with terraces, an insert fireplace which overlooks the dining area and the living room, a pleasant office space . Night side: 5 bedrooms including a master suite of 37 m<sup>2</sup> with dressing room, shower room + bath, toilet and 2 shower rooms. Practical side: cellar, storage, garage room of 30 m<sup>2</sup>, 3 independent toilets, a shower area for the swimming pool, 2 garden sheds, parking spaces for your cars, 2 entrances to the land, an electrical terminal for your vehicles electrical. On the relaxation side: a large new swimming pool (10X4) heated and secure with its terrace, a pergola located near the summer kitchen area and the view of the swimming pool to share good moments of conviviality. The plus: a glazed room of 59 m<sup>2</sup> as an open space that can be used as a large reception room, play area, workshop, relaxation area: it's up to you to image this space according to your needs and desires . The charm of this set is its Mediterranean garden. It has been designed and fitted out to receive, relax and to feel like at the seaside. You feel good there and you can enjoy a beach landscape, which facilitates the maintenance of the garden. We are on vacation all year round. House located in a quiet area, direct access to cycle paths to enjoy the territory in complete safety, 5 minutes from shops and 10 minutes from the beaches and the forest. What I like most: the soothing, warm and friendly atmosphere. A true haven of peace. The organization of this house is ideal for those who wish to have guest rooms or gites. Contact me for more photos and additional information. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,17% TTC du prix hors honoraires. 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).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



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## DETAILS

### GENERAL

Reference ..... 826945

Property type ..... Contemporary house

Year of construction ..... 1996

View ..... Vue sur Jardin

### SURFACES

Living space ..... 258 m<sup>2</sup>

Land surface ..... 1563 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 212

GES ..... 6

### APPENDIX

Parking ..... couvert

Parking space ..... 4

Garage ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... électricité

Kitchen ..... américaine

Swimming-pool ..... Yes

Interpcom ..... Yes



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