



House

BRETIGNOLLES SUR MER (85)

842 000 €*
* Agency fees to be paid by the seller



153 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the town of BRETIGNOLLES-SUR-MER, a stone's throw from the corniche, between the Parée and Sauzaie districts, contemporary villa from 1958, completely restored and extended in 2020 with quality materials. Day side: an entrance, a large bright living room of 58 m² with its trendy equipped and fitted kitchen. The living room opens onto a spacious 50 m² south-facing terrace with a sea view. Night side: A bedroom with its private bathroom and dressing room, two bedrooms, bathroom. On the relaxation side: a 20 m² glass spa room which overlooks the sea and the large terrace. Practical side: a laundry room, 2 independent toilets, a garage, a 35 m² carport, storage rooms for your garden tools, surfboards and bicycles, heating: reversible heat pump, the 5 bay windows are equipped electric shutters with adjustable sunshades, high-performance insulation, electric gates. The plus: the villa has an apartment adjoining the type 2 house with its 20 m² terrace and independent access. If you want to use it as a gîte, everything is organized and furnished. If you wish to have an extra bedroom, simply remove the kitchen. What I like most: the calm of the neighborhood, the proximity of creeks for fishing, the quick access to cycle paths and the fully landscaped Mediterranean-style garden. Bretignolles-sur-mer is a seaside resort located 20 minutes from Les Sables d'Olonne and 10 minutes from SAINT GILLES CROIX-DE-VIE. The city center is 3 km away, the nearest marina: 10 km, the train station: 10 km. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Marie-Laure BILLON

SAINT-GILLES-CROIX-DE-VIE (85800)

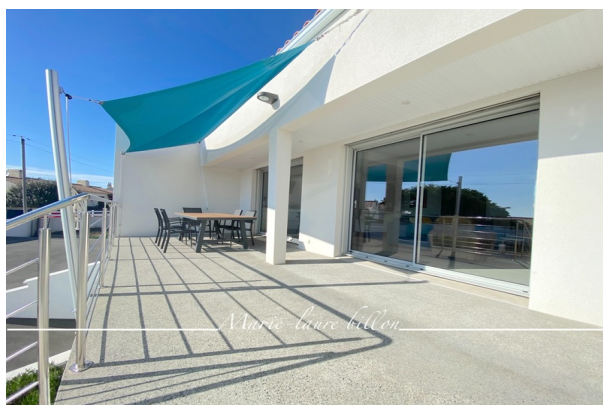
Agent

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ROCHE SUR YON

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827643
Property type House
Year of construction 2020
Exposure South
View Vue dégagée, sur Mer

SURFACES

Living space 153 m²
Living room surface 57 m²
Land surface 698 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Toilets count 2
Washrooms 2
Balcony 1
Terrace 1

DPE/GES

DPE 105
GES 3

APPENDIX

Videophone Non

SERVICES

Heater climatisation réversible
Heater pompe à chaleur
Kitchen américaine



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