



## Coastal Apartment with Panoramic Views



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | David Evans   |
| Name der Firma:         | Cle France Ltd  |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen, Häuser   |
| Telefon:                | +44 (1440) 820-358  |
| Sprachen:               | English, French   |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 640,542.65 |

#### Standort

|                       |                     |
|-----------------------|---------------------|
| Land:                 | Frankreich          |
| Staat/Region/Provinz: | Pays de la Loire    |
| Stadt:                | Les Sables-d'Olonne |
| Postleitzahl:         | 85100               |
| Veröffentlicht:       | 07.10.2024          |

#### Beschreibung:

An amazing and unique apartment offering a terrace of more than 110 m<sup>2</sup> with a panoramic view of Les Sables d'Olonne. Located in a secure residence, with a living area of 73.63 m<sup>2</sup>, it consists of a living room bathed in light, a fitted and equipped kitchen, two bedrooms, a bathroom, a laundry room, and separate toilets. Each room in this apartment has been designed to take full advantage of the breathtaking view of the city, the port and the ocean. Ideally located, you can walk to the beach, shops, and restaurants of the city.

In addition, this apartment is sold with a private parking space and a cellar, essential assets.

Apartments offering a terrace of this size and such a view are extremely rare in Les Sables d'Olonne.

Don't miss this opportunity.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.



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Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Grundstücksgröße: 110 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX6.159.997

