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## Former Fishermans' Pied a Terre near the Atlantic coast

La-Bernerie-En-Retz , Loire-Atlantique , Western Loire



**€357,000**

inc. of agency fees

2 Beds    1 Baths    57 sqm    91 sqm

In a quiet little street that leads to the ocean, a short walk from the beach, this early 20th century fisherman's house has been completely renovated, the style is simple, minimal...

### At a Glance

|                  |            |                |        |                  |          |
|------------------|------------|----------------|--------|------------------|----------|
| <b>Reference</b> | MFH-AVP836 | <b>Near to</b> | Pornic | <b>Price</b>     | €357,000 |
| <b>Bed</b>       | 2          | <b>Bath</b>    | 1      | <b>Hab.Space</b> | 57 sqm   |
| <b>Land</b>      | 91 sqm     | <b>Pool</b>    | No     | <b>Land Tax</b>  | N/A      |

### Property Description

This bijou 2 bedroom old fisherman's house is ideally located in a quiet little street of la-Bernerie-en-Retz, within walking distance of a gorgeous beach, stores, cafés and restaurants. Completely renovated by architect in 2024, nothing to do. The property has been tastefully and completely renovated in 2024, it has never been lived in and the work is under warranty for 10 years.

La-Bermerie-en-Retz is a beach resort village situated 40Km from Nantes International Airport (35 minutes drive), it's very lively and welcoming with a family atmosphere, it's the perfect place to go if you're looking for excellent food (Loire Atlantique is known as the biggest and best farmland in France), great restaurants, little cafés and a comfortable beach (fine sand and no rocks).

You can also enjoy gorgeous walks along the coast and go treasure hunting in the local antique stores. If you fancy a SPA treatment and massage, it's only a few minutes train ride to Pornic Thalasso. Should you wish to come from Paris by train, La Bernerie has a train station, it's a 3 hours trip with a stop in Nantes.

## **The Accommodation**

### **The ground floor**

- transverse open kitchen lounge with direct access to the garden, tiled floor
- wc with washbasin, tiled, terazzo style

### **The first floor**

- 2 highceilinged bedrooms (possibility to install bunkbeds in any of the 2), parquet floor
- bathroom with shower and WC, tiled, terrazzo style

## **Outside**

- BBQ area
- easy maintenance
- walled garden
- brick and mortar shed ( ideal to store bbq and tools)

## **Additional Information**

- Completely renovated

## **The Area and Access**

- close to the train station
- close to the beach
- close to stores and restaurants

*Ideal as a beach residence or holiday rental investment.*

### Environment & Surroundings

|                    |   |
|--------------------|---|
| Near to Shops?     | ✓ |
| Near to Schools?   | ✓ |
| Public Transport?  | ✓ |
| Is near the Coast? | ✓ |
| Ocean View?        | ✓ |

### And Before You Ask

|                      |                                |
|----------------------|--------------------------------|
| Exposure:            | East                           |
| Year of Renovation:  | 2024                           |
| Condition:           | Immaculate                     |
| Heating System:      | Electric radiators             |
| Reason for selling:  | Other                          |
| Condition of Roof:   | New                            |
| Drainage:            | Connected to mains town system |
| Reduced Notary Fees? | Yes                            |

### Summary

|                |               |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms:      | 2             |
| Bathrooms      | 1             |
| Price          | €357,000      |

### Key Information

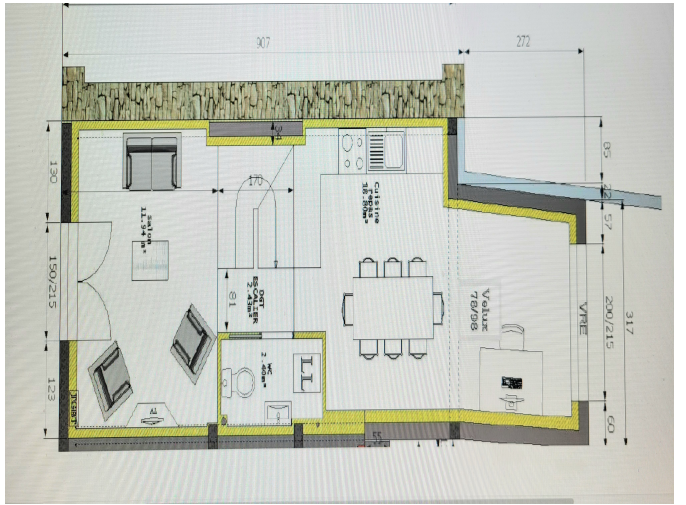
|                        |        |
|------------------------|--------|
| Year Built:            | 1900   |
| Internal Area:         | 57 sqm |
| Land Area:             | 91 sqm |
| Floor:                 | 2      |
| How many Outbuildings: | 1      |
| Has a Garden           | Yes    |
| Has a Terrace?         | Yes    |
| Has ADSL/Broadband?    | Yes    |

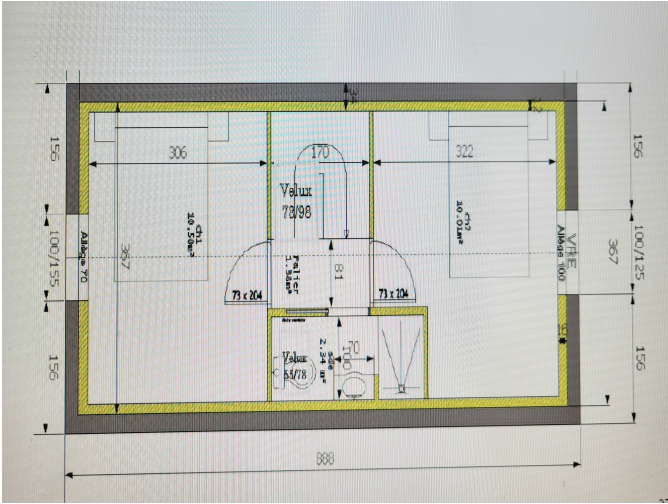
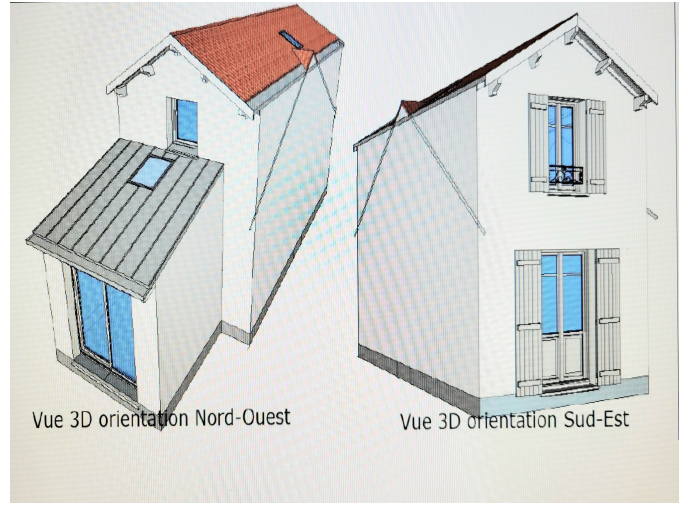
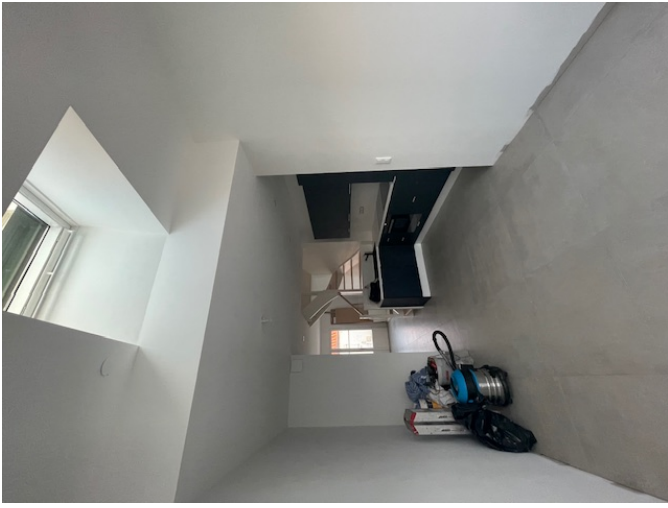
**Location: Western Loire**



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**C. BAUER – Sunday Times**

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