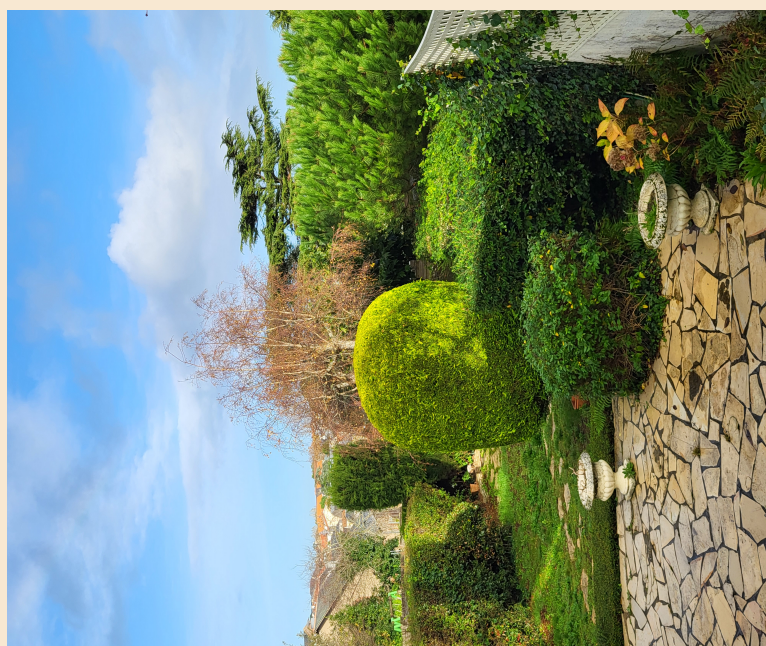


[Click to view MFH-AVP833](#)

Beautiful period property with a garden in Pornic

Pornic , Loire-Atlantique , Western Loire



€380,000

inc. of agency fees

2 Beds 1 Baths 70 sqm 400 sqm

Beautiful period property with a garden and potential for sale in a sought-after area of the charming seaside town of Pornic in Loire-Atlantique. Just 10 minute walk to the coast ...

At a Glance

| | | | | | |
|------------------|------------|----------------|--------|------------------|----------|
| Reference | MFH-AVP833 | Near to | Nantes | Price | €380,000 |
| Bed | 2 | Bath | 1 | Hab.Space | 70 sqm |
| Land | 400 sqm | Pool | No | Land Tax | N/A |

Property Description

Pornic, "the pearl of the jade coast," is a charming, beautiful seaside town bustling with culture and great restaurants and cafés. It's the perfect location for a beach house, only a 30-minute drive from the Nantes international airport or St Nazaire TGV train station.

This lovely period property is in the most sought-after area of the centre of Pornic. While being quiet, it is a mere 5-minute walk from the train station and the harbour. It's also a five-minute walk to the bakery and the supermarket.

The house was built in early 1930 as a holiday home for a rich family. It benefits from high ceilings, lovely fireplaces, and open views. You can see the town of Pornic and the old harbour from the garden.

The property is vintage styled but it's in a healthy condition; the roof is in perfect shape, the original oak windows are in top condition, and it has good bones. Stepping outside, the garden is sunny, quiet... and big, allowing future owners to extend the house if they wish.

A typical summer day in Pornic would consist of visiting the farmers' market in the morning, going to the beach in the afternoon, and having a drink while listening to live music in the evening. On a special day, you might indulge by eating at one of Pornic fine dining restaurants, again within walking distance).

The Accommodation

The ground floor

- entrance of 4,42 sqm
- kitchen of 8,65 sqm
- bedroom of 12,6 sqm
- bedroom of 13,33 sqm
- reception of 23,70 sqm
- bathroom of 4,82 sqm

The basement

- boiler room (15 sqm)
- wine cellar (13 sqm)

Outside

- Front terrace with flower beds easy to maintain
- gorgeous large garden with open views

We love this property for its unique location 10 mins from the beach, it's charm and potential...

Environment & Surroundings

| | |
|--------------------|---|
| Near to Shops? | ✓ |
| Near to Schools? | ✓ |
| Is near the Coast? | ✓ |

And Before You Ask

| | |
|---------------------|---------------------------------|
| Exposure: | West |
| Condition: | Needs upgrading and modernising |
| Reason for selling: | Familial reasons |
| Drainage: | Connected to mains town system |

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 2 |
| Bathrooms | 1 |
| Price | €380,000 |

Key Information

| | |
|-----------------------|--------------------|
| Year Built: | 1930 |
| Internal Area: | 70 sqm |
| Land Area: | 400 sqm |
| Floor: | 1 |
| Number of Fireplaces: | 2 |
| Property Features: | |
| • | HIGH CEILING |
| • | OPEN VIEWS |
| • | CHARACTER |
| • | EXCELLENT LOCATION |
| Has a Wine Cellar | Yes |
| Has a Garden | Yes |
| Has a Terrace? | Yes |

Location: Western Loire



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates