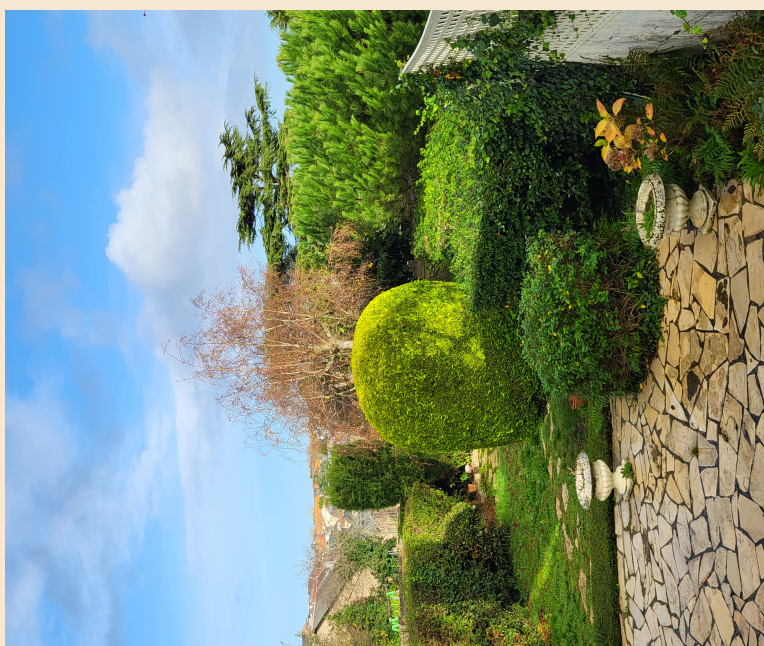


[Click to view MFH-AVP833](#)

## 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

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





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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.

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**C. BAUER – Sunday Times**

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