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## Town House in Pornic with a gorgeous view on the old marina

**Pornic , Loire-Atlantique , Western Loire**



**€400,000**

**inc. of agency fees**

**2 Beds**

**2 Baths**

**81 sqm**

In the town center of Pornic, this charming south facing townhouse has a gorgeous view on the old marina and the ocean.

### At a Glance

**Reference** MFH-AVP848

**Bed** 2

**Near to** Nantes

**Bath** 2

**Pool** No

**Price** €400,000

**Hab.Space** 81 sqm

**Land Tax** N/A

### Property Description

The location of this townhouse is unbeatable, a few steps from the castle, the shops, restaurants, cafés and the beaches. You won't even need a car as it is only a 7 minute walk from the train station.

This south exposed property offering 81 sq.m of living area currently consists of an entrance with closets, a living room , a kitchen, a dining room, 2 bedrooms (one of which is divided into 2 mini bedrooms), 2 bathrooms with WC, a balcony and an attic. There is potential to create a spare bedroom or an office in the attic. The townhouse needs upgrading inside, but the fronts, the roof and the windows have all been redone. All rooms (except bathrooms) enjoy a beautiful open view of the marina.

The jewel of Loire-Atlantique's Jade Coast, Pornic is known for its old fishing port, medieval château, and windswept Atlantic waters. With its colourful jumble of fishing boats, palm-studded quay, and storybook medieval castle, Pornic is the kind of town that has you reaching for your camera every few steps...

## **The Accommodation**

### **The ground floor**

- Entrance (3,8 sq.m)
- Bathroom with WC (4,7 sq.m)
- living room (21,5 sq.m)
- kitchen (10,78 sq.m)
- Dining room with bay windows opening onto the balcony (9,99 sq.m)
- bedroom (13,7 sq.m)

### **The first floor**

- landing (1,3 sq.m)
- bathroom with WC (2,1 sq.m)
- bedroom (currently divided into 2 small bedrooms) (14 sq.m)

## **Outside**

- balcony

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Ocean View?	✓

## And Before You Ask

Exposure:	South
Condition:	Needs upgrading and modernising
Heating System:	Central heating (gas)
Reason for selling:	Other
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€920.00

## Summary

Property type:	Town house
Bedrooms:	2
Bathrooms	2
Price	€400,000

## Key Information

Internal Area:	81 sqm
Floor:	2
Number of Fireplaces:	1
Property Features:	
•	OCEAN VIEW
•	MARINA
•	HIGH CEILINGS
•	SUNNY
•	CALM
•	IDEAL
	LOCATION
•	GREAT RENTAL INVESTMENT
Has Attic Space:	Yes

**Location: Western Loire**



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