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## Beautiful modern house in walking distance to the sea

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



# €765,000

inc. of agency fees

3 Beds   2 Baths   152 sqm   916 sqm

Beautiful modern beach house situated in a welcoming, practical area near the coast, beaches, and amenities. The property offers comfort, sunlight, and all the amenities for enjoying life by the Ocean.

### At a Glance

<b>Reference</b>	MFH-AVP869	<b>Near to</b>	Nantes	<b>Price</b>	€765,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	152 sqm
<b>Land</b>	916 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Pornic, known as "the pearl of the jade coast," is a charming seaside town bustling with culture, fantastic restaurants, and cosy cafés. It's an ideal location for a beach house, just a 30-minute drive from Nantes International Airport or St Nazaire TGV train station.

This beautiful modern property is situated in a part of Pornic that once was a fishing village. This area is considered the most welcoming in the village. Most of the houses are occupied year-round, and it's a multigenerational community. This part of town is also very practical, providing access to the coast, beaches, supermarket, farmers' market, pharmacy, hospital, gym, cinema (with international movies in original versions), restaurants, bakery, and more.

Now, let's delve into the house: Built just 10 years ago and exceptionally well-maintained, this property is a rare gem. It offers comfort, abundant sunlight, tranquillity, and all the amenities for enjoying life by the ocean. It boasts a splendid living room that opens onto two gardens designed by a professional landscaper for easy maintenance, a swimming pool, and a pétanque court.

A typical summer day in Pornic might involve a visit to the farmers' market in the morning, followed by an afternoon at the beach, and an evening spent savouring a drink while enjoying live music. On a special evening, you might treat yourself to a fine dining experience at one of Pornic's restaurants, followed by a leisurely stroll along the fresh Atlantic coast air.

## **The Accommodation**

### **The ground floor**

- double reception with sliding baywindows looking onto 2 gardens
- master bedroom
- full bathroom with shower and bath
- wc
- fully equipped kitchen
- back kitchen
- pantry
- dining room
- terrace
- conservatory
- office
- garage (accessible from the house)

### **The first floor**

- 2 bedrooms
- office ( can be transformed into a 4th bedroom)
- a shower room
- wc
- attic space

## **Outside**



- BBQ area
- easy maintenance
- lots of flowers
- heated swimming pool (computerised maintenance)
- petanque court
- garage
- pool house

## **The Area and Access**

- Close to the ocean ( 7 minute walk)
- Close to the stores (10 minute walk)
- easy access to the main road to the airport (30 minute drive)

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Year of Renovation:	2020
Condition:	Ready to move in
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system

## Summary

Property type:	House
Bedrooms:	3
New Home?	No
Bathrooms	2
Price	€765,000

## Key Information

Year Built:	2014
Internal Area:	152 sqm
Land Area:	916 sqm
Floor:	2
How many Outbuildings:	2

### Property Features:

- Renovated
- close to the sea
- calm
- sunny
- walking distance to stores
- walking distance to the coast

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

**Location: Western Loire**



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**C. BAUER – Sunday Times**

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