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Beautiful Villa near the coast

Pornic , Loire-Atlantique , Western Loire



€1,345,550

inc. of agency fees

5 Beds 4 Baths 191 sqm 1490 sqm

Stunning villa with beautiful gardens, a swimming pool, a sunny terrace situated just 10 minute walk to the beach and the waves of the Ocean.

At a Glance

Reference	MFH-AVP864	Near to	Nantes	Price	€1,345,550
Bed	5	Bath	4	Hab.Space	191 sqm
Land	1490 sqm	Pool	Yes	Land Tax	N/A

Property Description

This magnificent villa with its beautiful gardens and a swimming pool is located just a 10-minute walk from the beach, in a calm and convenient area. It's only a five-minute drive from the main shopping district, where you can find a chemist, GP, petrol station, farm stores, and bakeries.

Built in 1999 and renovated in 2024, this spacious and luxurious south-facing property has it all. With 190

sq.m of living space, this quality home offers comfort, plenty of sunlight, tranquillity, and all the amenities for enjoying life by the ocean. It features a splendid living room with high ceilings, a beautiful kitchen, well-maintained gardens, a swimming pool, a sunny terrace, and a sheltered patio for outdoor enjoyment on hot days.

The Accommodation

The ground floor

- Entrance with closets (3,5 sq.m)
- Living room (54,4 sq.m)
- kitchen (14 sq.m)
- back kitchen (3 sq.m)
- library (11 sq.m)
- Master bedroom (second bedroom) (14,46 sq.m)
- Walk-in Closet (6,56 sq.m)
- Bathroom (7,46 sq.m)
- Second Bedroom (13 sq.m)
- Office 10,78 sq.m)
- WC1 (1,5 sq.m)
- WC2 (1 sq.m)
- corridor (2,6 sq.m)
- landing (1,77 sq.m)

The first floor

- Third Bedroom (10,5 sq.m)
- Fourth Bedroom (10,5 sq.m)
- Fifth Bedroom (10,5 sq.m)
- landing/corridor (7 sq.m)
- First Shower room (2,1 sq.m)
- Second Shower room (4,2 sq.m)
- WC (1,5 sq.m)

Outside

- Patio (14 sq.m)
- garden shed (11 sq.m)
- Workshop (8,5 sq.m)
- Garage (19 sq.m)
- Covered Courtyard (9 sq.m)

- Control Room (6 sq.m)
- Art Studio (12 sq.m)
- Vast wooden terrace
- Beautiful garden with trees and flowers

The Location

Pornic 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.

Environment & Surroundings

Near Airport/Ferries? ✓
Is near the Coast? ✓

And Before You Ask

Exposure: South
Year of Renovation: 2024
Condition: Ready to move in
Heating System: Heat pump central heating
Reason for selling: Property too big / small
Currently lived in: Yes
Condition of Roof: Excellent
Drainage: Recent septic tank
Property Tax: €2233.00

Summary

Property type: Modern Villa
Bedrooms: 5
Bathrooms: 4
Price: €1,345,550

Key Information

Year Built: 1999
Internal Area: 191 sqm
Land Area: 1490 sqm
Floor: 2
How many Outbuildings: 2
Number of Fireplaces: 1

Property Features:

- calm
- sunny
- close to the beach
- swimming pool
- beautiful garden

Has a Wine Cellar: Yes
Has an Office / Study? Yes
Has a Garden: Yes
Has a Terrace? Yes
Swimming Pool? Yes
Pool House? Yes

Location: Western Loire

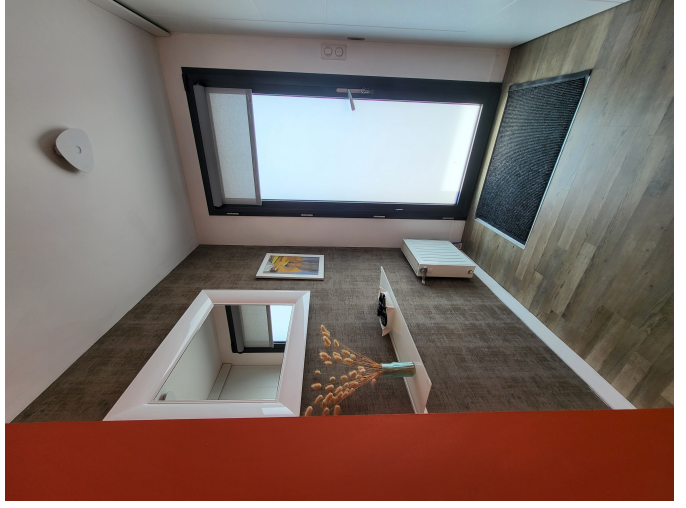


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