Click to view MFH-AVP893

3 bedroom house walking distance to the beach

Pornic, Loire-Atlantique, Western Loire



€693,450

inc. of agency fees

3 Beds **2** Baths **98** sqm **328** sqm

Lovely 3 bedroom house with a garden in an exclusive area of Pornic, within walking distance to the nicest beach, gourmets restaurants and a beautiful Hotel SPA.

At a Glance

Reference MFH-AVP893 **Near to** Nantes **Price** €693,450

Bed 3 Bath 2 Hab.Space 98 sqm

Land 328 sqm Pool No Land Tax N/A

Property Description

Set in one of Pornic's most sought-after areas, this lovely three-bedroom house offers the perfect blend of comfort and convenience. It is a true gem, just a short stroll from the town's finest beach, gourmet restaurants, and a beautiful hotel spa.

This south-facing home boasts 98 sq.m of living space; it consists of a welcoming reception area with a

modern wood-burning stove, a fully equipped kitchen, and a cosy dining room. With three bedrooms, two bathrooms, and two WCs, there's ample space for family and guests. Step outside to enjoy a terrace, yard, and garden—perfect for relaxing and entertaining.

Recently renovated (2023), this house is in move-in condition, offering a fresh and modern living experience. The property also includes a 20 sq.m outbuilding in the garden, which provides a fourth bedroom and a storage room, adding versatility to the living arrangement.

Pornic is renowned for its historic fishing port, medieval château, and the breathtaking Atlantic coastline. With its vibrant mix of colourful fishing boats, palm-studded quays, and a fairytale medieval castle, Pornic is a picturesque town with you reaching for your camera at every turn.

Don't miss out on this opportunity to own a piece of paradise in one of France's most charming coastal towns.

The Accommodation

The ground floor

- Sunny reception area opening on the terrace and the garden
- kitchen
- dining room
- bedroom
- Bathroom
- WC

The first floor

- 2 Bedrooms
- Bathroom with wc

Outside

- BBQ area
- terrace
- garden
- yard

The Area and Access

- Walking distance to the best beach in the area
- walking distance to the SPA
- Walking distance to gorgeous restaurants

This property is perfect for those seeking tranquillity and vibrant living on the west coast.	

Environment & Surroundings

Near to Shops?

Public Transport?

Is near the Coast?

And Before You Ask

South Exposure:

Year of Renovation: 2023

Ready to move Condition:

Wood burner Heating System:

system

Reason for selling:

Due to relocation

Condition of Roof: Excellent

Connected to

Drainage: mains town

system

Property Tax: €1180.00

Summary

Property type: House

Bedrooms: 3

Bathrooms 2

Price €693,450

Key Information

Internal Area: 98 sqm

Land Area: 328 sqm

Floor: 2

How many 1 Outbuildings:

Number of Fireplaces: 1

Property Features:

NEAR THE

BEACH

NEAR

RESTAURANTS

NEAR SHOPS

MOVE IN

CONDITION

PEACEFUL

SUNNY

Has a Garden Yes

Has a Terrace? Yes

Has

Yes ADSL/Broadband?

Location: Western Loire



Gallery







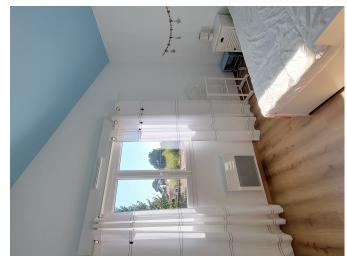
















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S. and L. BROWN



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