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## 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

<b>Reference</b>	MFH-AVP893	<b>Near to</b>	Nantes	<b>Price</b>	€693,450
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	98 sqm
<b>Land</b>	328 sqm	<b>Pool</b>	No	<b>Land Tax</b>	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

Exposure:	South
Year of Renovation:	2023
Condition:	Ready to move in
Heating System:	Wood burner system
Reason for selling:	Due to relocation
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Property Tax:	€1180.00

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€693,450

## Key Information

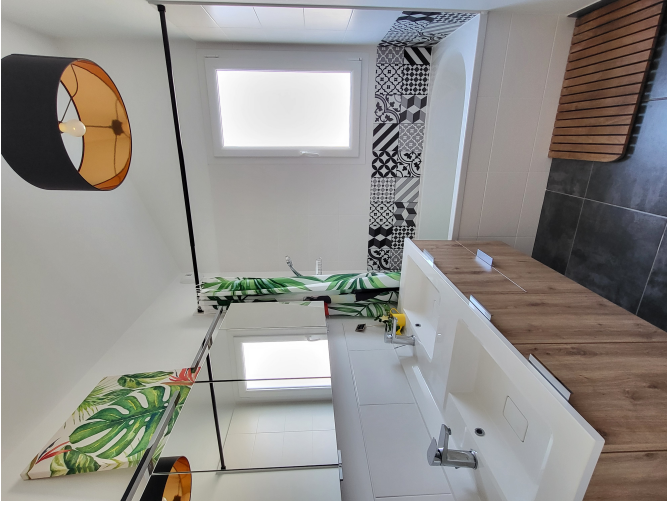
Internal Area:	98 sqm
Land Area:	328 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• NEAR THE BEACH	
• NEAR RESTAURANTS	
• NEAR SHOPS	
• MOVE IN CONDITION	
• PEACEFUL	
• SUNNY	
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

**Location: Western Loire**



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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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