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Beautifully house with an artist studio near the coast

Pornic , Loire-Atlantique , Western Loire



€672,750

inc. of agency fees

4 Beds 3 Baths 243 sqm 893 sqm

Beautiful modern south exposed property with a large art studio situated in a part of Pornic with stunning beaches and cliffs. A rare gem.

At a Glance

Reference	MFH-AVP889	Near to	Nantes	Price	€672,750
Bed	4	Bath	3	Hab.Space	243 sqm
Land	893 sqm	Pool	No	Land Tax	N/A

Property Description

Experience the best coastal living in this stunning modern property in a prime location in Pornic, renowned for its breathtaking beaches and dramatic cliffs. With most homes in the area occupied year-round, this vibrant community is the perfect place to call home or invest.

Fully renovated 10 years ago and recently updated in 2023, this rare gem offers comfort, abundant natural light, and tranquillity, all while providing the potential for stable rental income. The main residence boasts a splendid living room, a gorgeous kitchen, three bedrooms, two bathrooms, and 2 WCs. Step outside to enjoy a balcony with stunning views, a lovely sunny garden, and a charming courtyard.

But that's not all, this property also includes a semi-independent one-bedroom apartment, perfect for guests or additional income. Plus, a large art studio that can easily be converted into a second one-bedroom apartment, offering even more flexibility. Additionally, you'll find a wine cellar and a garage, ensuring ample storage and convenience.

Imagine a typical summer day in Pornic: Start with a visit to the bustling farmers' market in the morning, followed by a relaxing afternoon at the beach. As evening falls, savour a drink while enjoying live music, or indulge in a fine dining experience at one of Pornic's renowned restaurants. Cap off the night with a refreshing stroll along the Atlantic coast, breathing in the invigorating sea air.

The Accommodation

The ground floor

- Semi independant one bedroom appartement (living room, kitchen, bedroom, bathroom with WC) (48,60 sq.m)
- Semi independant Art studio (can be easily ceonverted into a one bedroom flat) (45,30 sq.m)
- Large garage (46,43 sq.m)
- Wine cellar

The first floor

- Living room (46 sq.m)
- kitchen (26 sq.m)
- Laundry room (4,45 sq.m)
- Parental Ensuite 27,40 sq.m (bedroom 18,7 sq.m / Walk-In Closet 4 sq.m / Bathroom 2,9 sq.m / WC 1,8 sq.m)
- Second bedroom 12,2 sq.m
- Third bedroom 13,9 sq.m
- wc 1,6 sq.m
- Bathroom 9 sq.m
- Corridor 6,9 sq.m

Outside

- BBQ area
- south facing garden

The Area and Access

- easy access on foot to the coast and the beach
- easy access to the coast footpath(great for runners or beautiful walks)

This property is more than just a home; it's a lifestyle near the open Ocean.

Environment & Surroundings

Public Transport?	✓
Is near the Coast?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2023
Condition:	Very good
Heating System:	Wood burner system
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€672,750

Key Information

Internal Area:	243 sqm
Land Area:	893 sqm
Floor:	2
Number of Fireplaces:	1
Property Features:	
• Sunny	
• Calm	
• renovated	
• close to the coast	
• near the beach	
• great investment	
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Western Loire



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