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## Beautiful Period Property with a Seaview

Pornic , Loire-Atlantique , Western Loire



# €941,000

inc. of agency fees

5 Beds   3 Baths   150 sqm   372 sqm

This ideally located family home in Pornic is a short distance from the sea and spa, blending convenience and tranquillity. It's perfect for those seeking a comfortable family home.

### At a Glance

<b>Reference</b>	MFH-AVP921	<b>Near to</b>	Nantes	<b>Price</b>	€941,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	150 sqm
<b>Land</b>	372 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

For sale in Pornic, this ideally located family home is just a short distance from the sea and local spa, offering a perfect blend of convenience and tranquillity. This delightful property is perfect for those seeking a comfortable and well-appointed family home in a desirable location near the sea and spa.

With approximately 150 sq m of living space, this cosy retreat sits on an enclosed and beautifully landscaped

plot of approximately 372 sq m, complete with a terrace, a charming gazebo, and a garage.

The home features five bedrooms, including one conveniently located on the ground floor, ensuring ample space for family and guests.

Additionally, it boasts two shower rooms and a full bathroom, providing all the comforts needed for a relaxing and enjoyable stay.

## **The Accommodation**

### **The ground floor**

- kitchen/dinner
- double living room with fireplace, opening onto a sunny terrace
- master bedroom
- toilets
- bathroom
- plenty of storage
- Art Studio/garage

### **The first floor**

- bedroom ensuite with private bathroom
- bedroom
- 2 bedrooms with a shared bathroom
- toilets

## **Outside**

- gazebo
- garden
- vegetable garden
- well

## **Additional Information**

- close to Spa, cafés and restaurants
- walking distance to town center
- close to the beach

*Don't miss this rare opportunity to settle in one of the most sought-after areas of Pornic ([Western Loire](#)).*



## Environment & Surroundings

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

## And Before You Ask

Exposure:	South-east
Condition:	Very good
Heating System:	Central heating (gas)
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€1923.00

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€941,000

## Key Information

Internal Area:	150 sqm
Land Area:	372 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
•	ocean views
•	gorgeous garden
•	silence
•	exclusive neighborhood
•	close to the beach
•	close to the restaurants
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

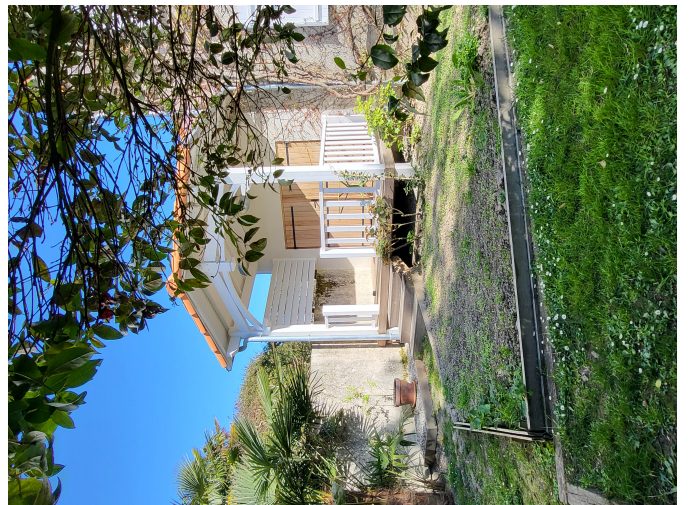
**Location: Western Loire**



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## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## 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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