



House

PORNICHET (44)

1 245 000 €



110 m²



5 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

GOOD SOURCE, SEA VIEW, NEAR THE BEACH! Very close to Bonne Source beach, close to shops in Pornichet, this holiday villa is ideally located. You will have a large garden with trees for your barbecues, on land of more than 700m² with a well. The house is from 1923, offers character, with wonderful family memories by the sea. It's the time for a new family to come and make their vacation plans there... On the garden side, we also find two garages to store protect your vehicles and accessories from the sea. The entrance is on the garage side, and takes you into a large living room with fireplace. Living on one level is possible. On this same level, you find a bedroom with its closet, a bathroom and toilets. The kitchen is fitted and equipped. The gas boiler has found its place there and has just been changed. Upstairs there is a hallway, an office room of 6m², and a large bedroom of 30m², a bathroom, and an attic space. This room can be divided into two rooms of 15m² if more bedrooms are needed, without forgetting the large upstairs balcony with sea view... The sanitation is via mains drainage. To visit without delay, to reserve it for this summer!

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,75% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Christine GICQUEL

PORNICHET (44380)

Agent

RSAC : 825 001 878 00024

Courts service city : SAINT NAZAIRE

(+33)6 48 64 02 58

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846390

Property type House

Year of construction 1923

SURFACES

Living space 110 m²

Living room surface 40 m²

Land surface 742 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Washrooms 1

DPE/GES

DPE 411

GES 89

APPENDIX

Parking garage

Garage 2

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle