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Beautiful period property with a garden in Pornic

Pornic , Loire-Atlantique , Western Loire



€499,000

inc. of agency fees

2 Beds 1 Baths 70 sqm 400 sqm

Beautiful period property with a garden and potential for sale in a sought-after area of the charming seaside town of Pornic in Loire-Atlantique. Just 10 minute walk to the coast ...

At a Glance

Reference	MFH-AVP833	Near to	Nantes	Price	€499,000
Bed	2	Bath	1	Hab.Space	70 sqm
Land	400 sqm	Pool	No	Land Tax	N/A

Property Description

Pornic, "the pearl of the jade coast," is a charming, beautiful seaside town bustling with culture and great restaurants and cafés. It's the perfect location for a beach house, only a 30-minute drive from the Nantes international airport or St Nazaire TGV train station.

This lovely period property is in the most sought-after area of the centre of Pornic. While being quiet, it is a mere 5-minute walk from the train station and the harbour. It's also a five-minute walk to the bakery and the supermarket.

The house was built in early 1930 as a holiday home for a rich family. It benefits from high ceilings, lovely fireplaces, and open views. You can see the town of Pornic and the old harbour from the garden.

The property needs serious TLC, but it's in a healthy condition; the roof is in perfect shape, the original oak windows are in top condition, and it has good bones. Stepping outside, the garden is sunny, quiet... and big, allowing future owners to extend the house if they wish.

A typical summer day in Pornic would consist of visiting the farmers' market in the morning, going to the beach in the afternoon, and having a drink while listening to live music in the evening. On a special day, you might indulge by eating at one of Pornic fine dining restaurants, again within walking distance).

The Accommodation

The ground floor

- entrance of 4,42 sqm
- kitchen of 8,65 sqm
- bedroom of 12,6 sqm
- bedroom of 13,33 sqm
- reception of 23,70 sqm
- bathroom of 4,82 sqm

The basement

- boiler room (15 sqm)
- wine cellar (13 sqm)

Outside

- Front terrace with flower beds easy to maintain
- gorgeous large garden with open views

We love this property for its unique location 10 mins from the beach, it's charm and potential...

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Is near the Coast?	✓

And Before You Ask

Exposure:	West
Condition:	Needs upgrading and modernising
Reason for selling:	Familial reasons
Drainage:	Connected to mains town system

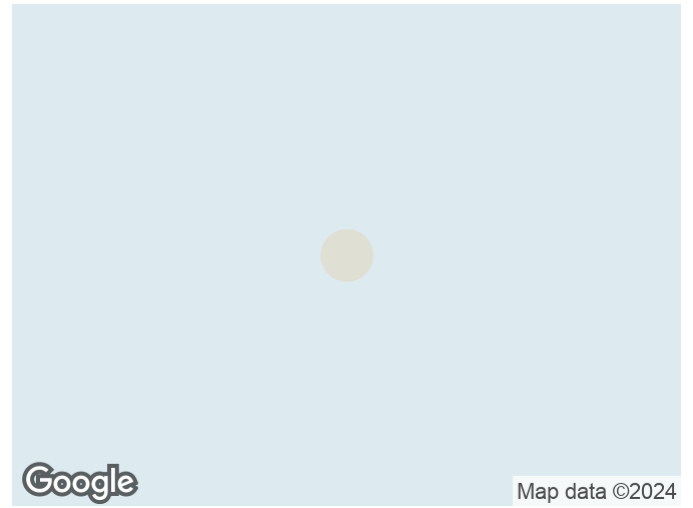
Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€499,000

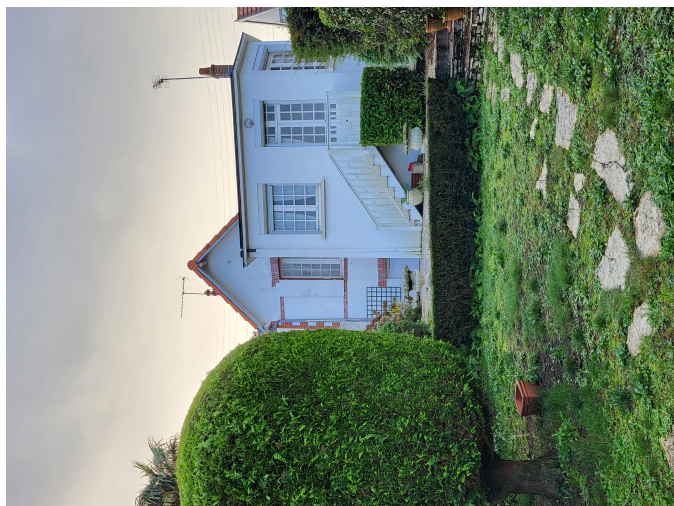
Key Information

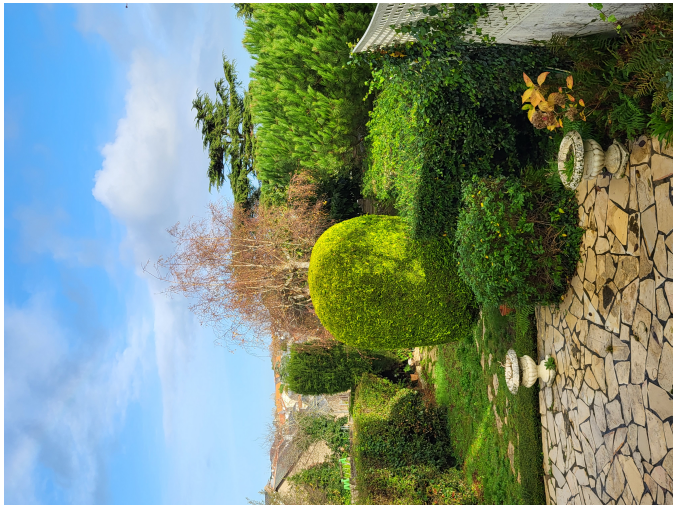
Year Built:	1930
Internal Area:	70 sqm
Land Area:	400 sqm
Floor:	1
Number of Fireplaces:	2
Property Features:	
•	HIGH CEILING
•	OPEN VIEWS
•	CHARACTER
•	EXCELLENT LOCATION
Has a Wine Cellar	Yes
Has a Garden	Yes
Has a Terrace?	Yes

Location: Western Loire



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