

## Architect Renovated Home by the Sea

### Saint-Michel-Chef-Chef, Loire-Atlantique, Western Loire





**3** Beds **2** Baths **147** sqm **275** sqm

In the heart of a coastal village 150 metres from the prettiest beach, and close to all shops, discover this house beautifully renovated by an architect with quality materials.

## At a Glance

| Reference | MFH-AVP920 |
|-----------|------------|
| Bed       | 3          |
| Land      | 275 sqm    |

Near toNantesBath2PoolNo

Price€550,000Hab.Space147 sqmLand TaxN/A

#### **Property Description**

Situated just a stone's throw from the beach and local shops, this recently and tastefully renovated house offers the perfect blend of convenience and tranquillity. With approximately 147 sq.m of living space, this single-level gem is designed for effortless living.

The ground floor features an inviting entrance hall that leads to a spacious living room with a fitted and equipped open-plan kitchen, ideal for entertaining. A charming veranda serves as a dining room, offering a seamless indoor-outdoor living experience. Additionally, you'll find a practical laundry room and a toilet on this level.

*Upstairs*, a landing leads to two cosy bedrooms and a well-appointed bathroom with a bathtub, shower, and toilet, ensuring comfort and functionality.

*Outside*, the property includes a versatile outbuilding converted into an office, a handy workshop, an additional toilet, and a convenient beach shower. The enclosed and private garden features a terrace and barbecue area, perfect for relaxing and entertaining in a serene setting.

This charming beachside retreat combines modern comforts with a prime location, making it an ideal choice for those seeking a relaxing and convenient lifestyle by the sea.

## The Accommodation

## The ground floor

- entrance
- living room with open plan kitchen (40,5 sq.m)
- dining veranda (insulated and heated) (17 sq.m)
- office (can be converted in a bedroom or guest house) (26 sq.m)
- workshop (18 sq.m)
- shower room

- laundry room and pantry
- 2 toilets

## The first floor

- 2 bedrooms
- full bathroomwith shower, bath and toilet

## Outside

- BBQ area
- easy maintenance
- terraces

# The Area and Access

• only 150 metres from the beach!

Ready to move into, no work is required. Contact us to arrange a visit.

## **Environment & Surroundings**

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

#### And Before You Ask

| Exposure:           | West        |  |
|---------------------|-------------|--|
| Year of Renovation: | 2023        |  |
| Condition:          | Immaculate  |  |
| Heating System:     | Electric    |  |
| fieading System.    | radiators   |  |
| Currently lived in: | Yes         |  |
| Condition of Roof:  | New         |  |
|                     | Connected   |  |
| Drainage:           | to mains    |  |
|                     | town system |  |
| Property Tax:       | €1370.00    |  |

## Summary

| Property type: | Village house |  |
|----------------|---------------|--|
| Bedrooms:      | 3             |  |
| New Home?      | No            |  |
| Bathrooms      | 2             |  |
| Price          | €550,000      |  |

## **Key Information**

|   | Internal Area:     | 147 sqm |
|---|--------------------|---------|
|   | Land Area:         | 275 sqm |
|   | Floor:             | 2       |
|   | How many           | 2       |
|   | Outbuildings:      | 2       |
|   | Property Features: |         |
| • | by the ocean       |         |
| • | close to all       |         |
|   | shops              |         |
| • | fully renovated    |         |
| • | tastefully         |         |
|   | decorated          |         |
|   | Has Attic Space:   | Yes     |
|   | Has an Office /    | Yes     |
|   | Study?             | 168     |
|   | Has a Terrace?     | Yes     |
|   | Has                | Yes     |
|   | ADSL/Broadband?    | 105     |
|   |                    |         |

## **Location: Western Loire**



## Gallery



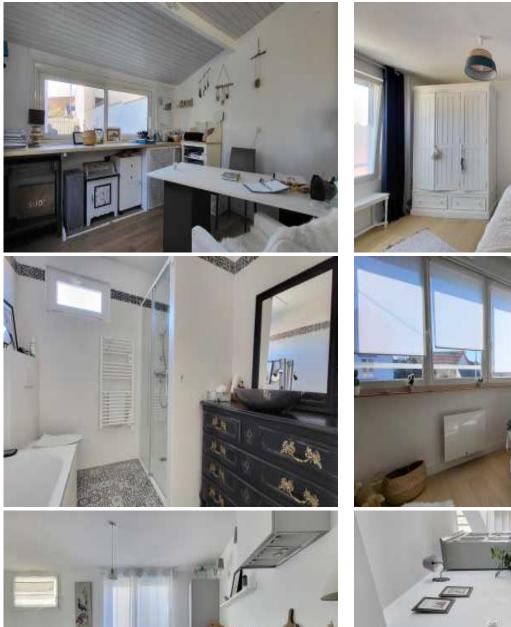












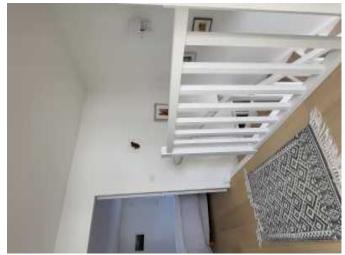
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