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House for Renovation near the Coast

Saint-Brévin-Les-Pins , **Loire-Atlantique** , **Western Loire**



€290,000

inc. of agency fees

3 Beds 1 Baths 80 sqm 526 sqm

Single-story 3 bedroomed house with outbuildings to renovated, set in peaceful seaside neighborhood, just a short walk from the ocean. Lots of potential, with room for expansion.

At a Glance

Reference	MFH-AVP919	Near to	Nantes	Price	€290,000
Bed	3	Bath	1	Hab.Space	80 sqm
Land	526 sqm	Pool	No	Land Tax	N/A

Property Description

Located on a quiet little street, shaded by the pine trees that give the town its name, this house offers a unique opportunity for a complete renovation. With its serene setting and potential for transformation, it's the perfect canvas for creating your dream seaside holiday villa.

The property currently consists of five rooms, including two bedrooms, a living room, a kitchen/diner, an office, an entrance hall, and a bathroom with a toilet.

The roof and roof framing are in fairly good condition, and the boiler is recent, providing a solid foundation for your renovation plans.

While the rest of the house needs updating, the potential to create a magnificent seaside villa is immense. Imagine transforming this charming property into a your own coastal retreat, tailored to your tastes and needs.

The Accommodation

The ground floor

- entrance
- bathroom
- kitchen/diner
- 2 bedrooms
- office

Outside

- garden (+/- 520 sq.m - needs tlc)

Additional Information

- garage
- outbuilding

The Area and Access

- close to the ocean
- 8 minutes walk to the shops

This hidden gem is ideal for those seeking a renovation project in a tranquil, picturesque location.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Public Transport?	✓
Is near the Coast?	✓

And Before You Ask

Exposure:	South-west
Condition:	Full renovation project
Reason for selling:	Familial reasons
Condition of Roof:	Needs some attention
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€840.00

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€290,000

Key Information

Internal Area:	80 sqm
Land Area:	526 sqm
Floor:	1
How many Outbuildings:	2
Property Features:	
• Close to the beach	
• beautiful neighborhood	
• potential	
Has Attic Space:	Yes
Has a Garden	Yes

Location: Western Loire



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