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Beautiful House in Walking Distance to the Beach

Sainte-Marie-Sur-Mer , Loire-Atlantique , Western Loire



€794,200

inc. of agency fees

5 Beds 3 Baths 187 sqm 690 sqm

A stone's throw from the village of Sainte Marie-sur-Mer, this comfortable and spacious house has been completely renovated, offering both old-world charm and modern comforts.

At a Glance

Reference MFH-AVP917

Bed 5

Land 690 sqm

Near to Nantes

Bath 3

Pool No

Price €794,200

Hab.Space 187 sqm

Land Tax N/A

Property Description

Situated just a stone's throw from the picturesque village of Sainte Marie-sur-Mer, this beautifully renovated and spacious south-facing home offers approximately 187 sq.m of living space. Completely renovated in 2022, it blends old-world charm with modern comforts, creating an inviting and luxurious atmosphere.

The ground floor is thoughtfully designed around a welcoming and bright living space. The heart of the home features a fully equipped kitchen that opens seamlessly into the dining room, both enjoy stunning views of the south-facing terrace and garden, offering complete privacy.

This level also includes a cosy separate living room, a master suite with a dressing room, private shower room, and toilet, a convenient laundry room, a separate toilet, and a second bedroom with its shower room.

Upstairs, you'll find three additional beautiful bedrooms and a shower room with a toilet, providing ample space for family and guests.

Outside, the property boasts a double garage, plenty of parking spaces, and a handy workshop. The home sits on an enclosed and beautifully landscaped plot of approximately 690 sq.m, complete with a well, ensuring a tranquil and private setting.

The Accommodation

The ground floor

- entrance (5,75 sq.m)
- tv room/small living room (33,4 sq.m)
- guestroom with ensuite (14,05 sq.m)
- toilets (2,1 sq.m)

- landing (3,73 sq.m)
- kitchen/dinner (opened on main living room and leading to terrace)(24,44 sq.m)
- main living room (opened on kitchen dinner and leading to terrace) (28,68 sq.m)
- Master Bedroom ensuite with walk in dressing and full bathroom (28,50 sq.m)

The first floor

- Bedroom 3 (17,9 sq.m)
- Bedroom 4 (16,69 sq.m)
- Bedroom 5 (12,06 sq.m)
- Bathroom (3,43 sq.m)
- landing (1,62 sq.m)

Outside

- workshop (19,14 sq.m)
- garage (38 sq.m)
- garden
- lots of flowers

Additional Information

- Well

The Area and Access

- walking distance to the beach
- walking distance to town's market
- close to shops, small and big

This charming home is perfect for those seeking a mix of traditional charm and modern convenience in picturesque coastal location.

Environment & Surroundings

Near to Shops? ✓

Public Transport? ✓

Is near the Coast? ✓

And Before You Ask

Exposure: South

Year of Renovation: 2022

Condition: Immaculate

Heating System: East

Reason for selling: Property too big / small

Currently lived in: Yes

Condition of Roof: Excellent

Drainage: Connected to mains town system

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€794,200

Key Information

Internal Area:	187 sqm
Land Area:	690 sqm
Floor:	2
Number of Fireplaces:	1

Property Features:

- fully renovated
- charm
- Period charm
- Sunny
- calm
- Close to the shops
- walking distance to the beach
- close to supermarkets

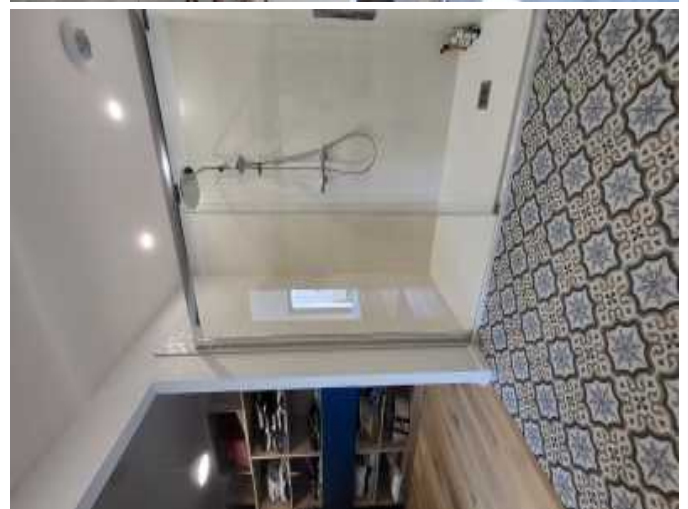
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Western Loire



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S. and L. BROWN



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