

[Click to view MFH-AVP917](#)

## 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

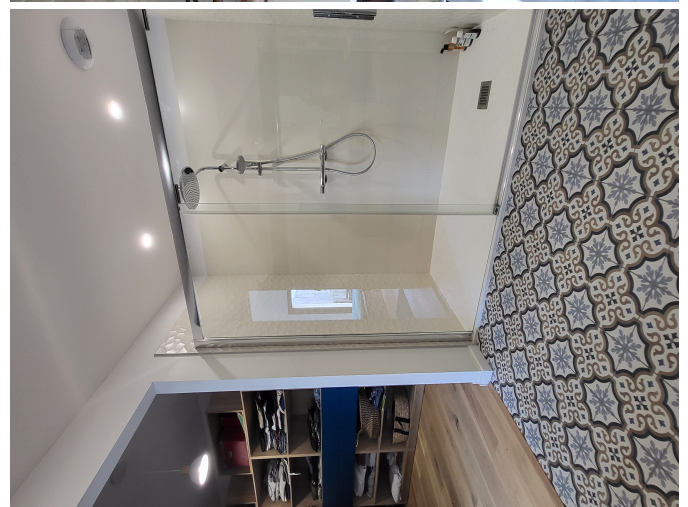
### Location: Western Loire



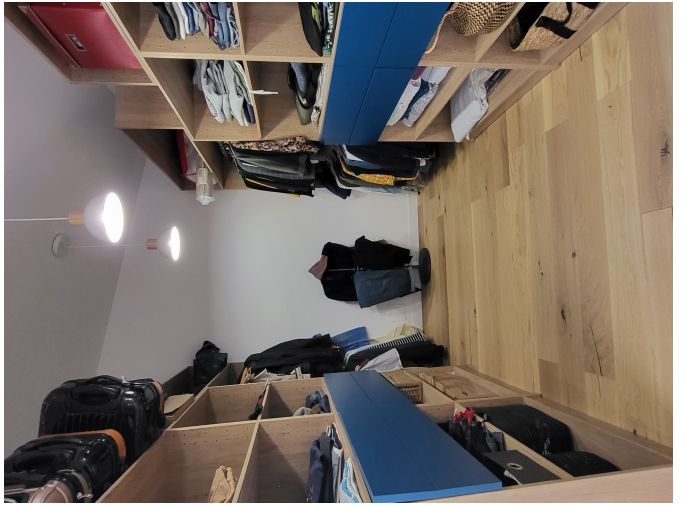
## Gallery















As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved