

# **Beautiful Villa with Ocean Views**

Pornic, Loire-Atlantique, Western Loire



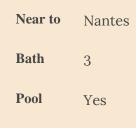


**5** Beds **3** Baths **238** sqm **1286** sqm

Discover this beautiful architectdesigned seaside property with a swimming pool, a private sunny garden and a seaview, just two minutes walk to the beach!

#### At a Glance

Reference	MFH-AVP900
Bed	5
Land	1286 sqm



Price€1,552,500Hab.Space238 sqmLand TaxN/A

#### **Property Description**

This stunning architect-designed villa is located in a quiet, sought-after neighbourhood just two minutes from the beach. The property offers approximately 238 sq.m of living space, featuring a spacious living-dining area that opens onto a fully equipped kitchen, all facing a beautiful garden with south-facing terraces and a swimming pool.

The ground floor also includes a bedroom, a shower, a toilet, and a utility room. *Upstairs*, you'll find four bedrooms, including a master suite with a dressing room and en-suite bathroom, a shower room, a toilet, and a games room. Two balconies offer unobstructed sea views, and a large mezzanine provides additional space on the top level.

Outside, the enclosed and landscaped garden includes a double garage, a cellar, a carport, and a pool equipment room.

This exceptional seaside property combines modern design, luxurious amenities, and a prime location.

# The Accommodation in the Villa

### The ground floor

- entrance (9.02 sq.m)
- kitchen (39,76 sq.m)
- cellar (5,45 sq.m)
- living room (40,48 sq.m)
- bedroom (9,38 m2)
- bathroom ensuite (4,57 sq.m)
- toilets (1,03 sq.m)
- closet (2,11 sq.m)

### The first floor

- landing with closet (12,27 sq.m)
- master bedroom (14,55 sq.m)
- bathroom ensuite (14,34 sq.m)
- dressing room ensuite (9,86 sq.m)
- toilets ensuite (1,87 sq.m)
- balcony ensuite (17 sq.m)
- bedroom n°3 (14,97 sq.m)
- bedrom n°4 (12,97 sq.m)
- bedroom n°5 (12,52 sq.m)
- bathroom (5,51 sq.m)
- closet (0,54 sq.m)
- closet ( 0,55 sq.m)
- closet (0,91 sq.m)

### Attic Space above the 1st floor

• games room (12,90 sq.m)

### Attic Space above the 2nd floor

• mezzanine (18,54 sq.m)

# Outside

- BBQ area
- easy maintenance
- lots of flowers
- garden
- heated pool (renovated 2023)
- carport (renovated 2022)
- double garage
- wine cellar

# The Area and Access

- 2 short minute walk to the beach
- 2 short minute walk to the coastal path
- 5 minute drive to all shops and train station (walking distance)

This stunning seaside villa is a true gem, offering a perfect blend of modern design, luxurious amenities, and a prime location just two minutes from the beach.

#### **Environment & Surroundings And Before You Ask** Near South Exposure: $\checkmark$ Airport/Ferries? Good general Condition: Near to Shops? condition $\checkmark$ Public Transport? $\checkmark$ Reason for selling: Other Near to a Golf Currently lived in: Yes Course? Good Condition of Roof: Is near the Coast? $\checkmark$ condition Ocean View? Connected $\checkmark$ Drainage: to mains town system Gas Supply: Mains town Property Tax: €3049.00

Summary		Key Information	
Property type:	House	Year Built:	1985
Bedrooms:	5	Internal Area:	238 sqm
New Home?	No	Land Area:	1286 sqm
Bathrooms	3	Floor:	3
Price	€1,552,500	How many Outbuildings:	1
		Property Features: swimming pool walking distance to beach sunny quiet exclusive neighborhood Has a Wine Cellar Has Attic Space: Has attic Space: Has an Office / Study? Has a Garden Has a Terrace? Swimming Pool? Pool House? Has	Yes Yes Yes Yes Yes Yes Yes Yes Yes

Has Alarm

Yes

**Location: Western Loire** 



### Gallery

































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C. BAUER - Sunday Times

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#### S. and L. BROWN



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