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Beautiful Villa with Ocean Views

Pornic , Loire-Atlantique , Western Loire



€1,552,500

inc. of agency fees

5 Beds 3 Baths 238 sqm 1286 sqm

Discover this beautiful architect-designed 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

Near to Nantes

Price €1,552,500

Bed 5

Bath 3

Hab.Space 238 sqm

Land 1286 sqm

Pool Yes

Land Tax N/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)
- bedroom 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

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓
Ocean View?	✓

And Before You Ask

Exposure:	South
Condition:	Good general condition
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Good condition
	Connected to mains town system
Drainage:	
Gas Supply:	Mains town
Property Tax:	€3049.00

Summary

Property type:	House
Bedrooms:	5
New Home?	No
Bathrooms	3
Price	€1,552,500

Key Information

Year Built:	1985
Internal Area:	238 sqm
Land Area:	1286 sqm
Floor:	3
How many Outbuildings:	1

Property Features:

- swimming pool
- walking distance to beach
- sunny
- quiet
- exclusive neighborhood

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Western Loire



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S. and L. BROWN



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