

Appartement Pornic 69 m²



PRIX DE VENTE : 580 000 €

EMAIL : FRANKLINIMMOBILIER@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located in a recent, secure residence facing the ocean, this apartment offers an ideal living environment in the heart of Pornic. Combining comfort, modernity, and serenity, it represents a rare opportunity on the market.

With a living area of 70 sqm, the property opens onto a beautiful, fully enclosed private garden of 173 sqm, featuring a terrace with no overlooking neighbors and offering an unobstructed sea view. A peaceful setting, perfect for enjoying the natural light and the gentle coastal lifestyle.

The apartment comprises an entrance with a private external storage room, a bright living and dining area with direct access to the garden, a semi-open, fully fitted and equipped kitchen, two comfortable bedrooms, and a shower room with WC.

A closed double garage in the basement completes the property, providing secure and convenient parking.

The recent and well-maintained residence features a swimming pool with a removable cover (12 x 5 m) and enjoys a prime location just a few minutes' walk from La Birochère beach, with immediate access to shops, restaurants, and the town center of Pornic.

This property is equally suitable as a main residence, a second home, or a seasonal rental investment, thanks to its highly sought-after location and quality features.

Sale price: €580,000 (agency fees included)
(Agency fees of 5% payable by the buyer – net seller price €552,000).

- ☰ Full brochure available upon request.
- ☰ Contact: Catherine RICARD – +33 6 29 52 40 44

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	69.9 m ²	Taxe foncière :	€1.00
NB de pièces :	3 rooms	NB de chambres :	2 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 91

Indice d'émission de gaz à effet de serre (GES) : C 17



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