COLDWELL BANKER
EUROPA REALTY

House Pornic 144 m²



SALE PRICE : 787 500 €

EMAIL : FRANKLINIMMOBILIER@COLDWELLBANKER.FR

EXCLUSIVITY

20 rue Franklin
France, 44000, Nantes

PHONE : +33240120170
franklinimmobilier@coldwellbanker.fr

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DESCRIPTION

PORNIC – SAINTE-MARIE-SUR-MER
JUST A SHORT WALK FROM THE PORTEAU COASTLINE – MODERN SINGLE-STOREY HOME
Located in one of the most sought-after areas of Sainte-Marie-sur-Mer, just a short walk from the Porteau coastline and the sea, this elegant home, built in 2010, enjoys a privileged setting at the end of a private, peaceful lane.

Offering approximately 144 sq m of living space, the property sits on a beautifully landscaped and wooded 657 sq m plot, with its main exposure facing south.

Entirely single-storey, the house offers a particularly comfortable and practical layout.

The bright and welcoming 43 sq m living room opens directly onto the terrace and garden, creating a pleasant flow between the indoor and outdoor living spaces.

The sleeping quarters comprise four bedrooms, together with a home office and a dressing room. One of the bedrooms benefits from its own private shower area, while a bathroom with shower and two separate toilets complete the accommodation.

A spacious 28.74 sq m garage provides excellent parking and storage space.

Outside, the mature garden enjoys an exceptionally peaceful setting, within a quiet and well-preserved residential environment. The nearby shops and amenities of Sainte-Marie-sur-Mer, as well as the beach and Porteau coastline, offer an attractive seaside lifestyle while retaining a sense of privacy and tranquillity.

Built in 2010 and exceptionally well maintained, the property is in excellent condition and requires no work.

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FEATURES

Property type:	House	Area:	144.78 m²	Property tax:	€1.00
Number of rooms:	5 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 106

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