

Maison Fouras 180 m<sup>2</sup>

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PRIX DE VENTE : 699 000 €

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## DESCRIPTION

Rare on the market. Ideally located in the heart of Fouras, just a few steps from the beach and all amenities, this superb private house offers a unique living environment, where period charm meets the sea air.

From the entrance, the tone is set: generous volumes, timeless elegance, and a warm atmosphere. The staircase, bathed in natural light, reveals a pleasant glimpse of the sea across the different levels, a constant reminder of the ocean's immediate proximity.

The main level offers a cozy living room with fireplaces, a separate toilet, as well as a bright dining room open to the kitchen, creating a convivial space perfectly suited for family life.

Upstairs, a landing serves three large, light-filled bedrooms as well as a full bathroom with shower and toilet.

At garden level, an independent apartment constitutes a true asset. Perfect for hosting, professional use, or developing a high-potential seasonal rental, it consists of a living room with kitchen, two bedrooms, a shower room with toilet, and storage space.

Outside, you will enjoy an intimate landscaped garden with a terrace, ideal for relaxation and shared moments, only a few meters from the coastline.

A rare property combining an exceptional location and typical "Fourasin" character, ideal as a primary residence, second home, or heritage investment.

An emblematic home of Fouras, confidential and sought-after.

Risk information available on the website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.43 m <sup>2</sup>	Taxe foncière :	€992.00
NB de pièces :	9 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

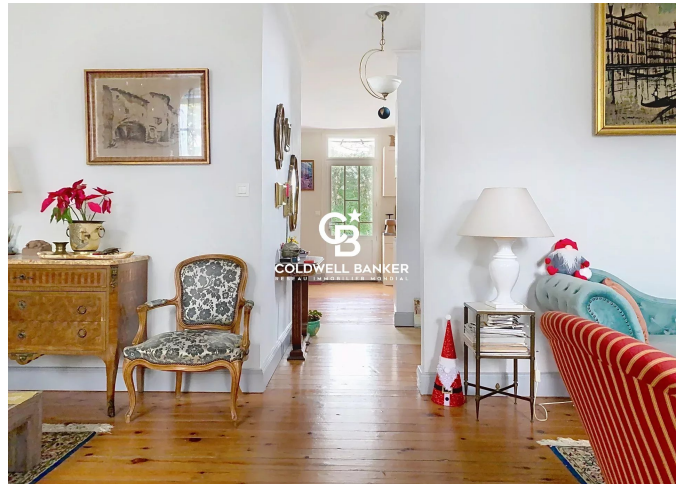
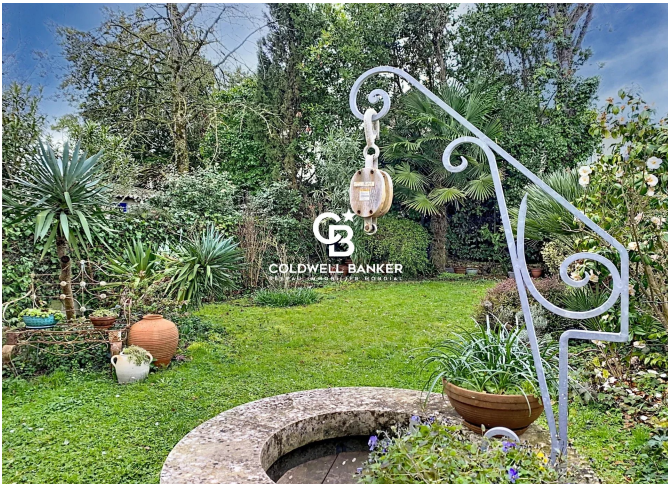
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 151

Indice d'émission de gaz à effet de serre (GES) : B 6



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