

Maison Nancras 150 m²



PRIX DE VENTE : 472 000 €

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EXCLUSIVITÉ

DESCRIPTION

Located in Nancras, close to the beaches of Oléron Island and just 16 minutes from La Tremblade, this elegant single-story home built in 2005 offers a rare living environment. It perfectly combines modern comfort, absolute peace, and a privileged setting between countryside and coast. Situated just 3 minutes from the village center, it enjoys a highly sought-after location.

From the moment you arrive, you will be instantly charmed. Meticulously maintained and requiring absolutely no work, this property offers an exceptional quality of life where every space has been designed to combine comfort, functionality, and refinement. Everything here invites you to relax: all you have to do is unpack your bags and enjoy.

You will discover a beautiful, light-filled living space of over 50 sqm, featuring a cozy lounge/living room with a fireplace, insert, and air conditioning, as well as an open-plan kitchen—all facing the beautifully landscaped and wooded grounds.

The sleeping area comprises four bedrooms, a walk-in closet, a bathroom, and a shower room. A utility room, a pantry, and an independent restroom located in the entrance hall complete the layout.

Outside, the property features an attached double garage and private parking space for up to 4 vehicles.

Built in the center of a plot of approximately 3,000 sqm, the house enjoys a completely private environment, fully fenced and secured by an electric gate. The wooded grounds offer a peaceful and privileged haven.

A rare and exclusive property, ideal for lovers of space, nature, and high-quality amenities, just minutes away from the Atlantic coast.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	150.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

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

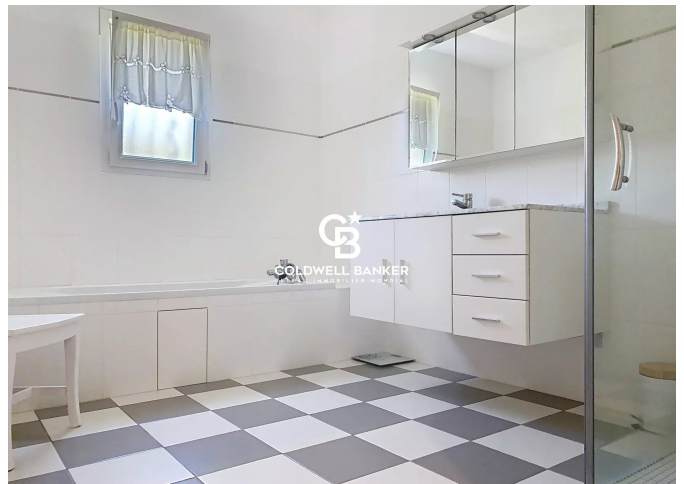
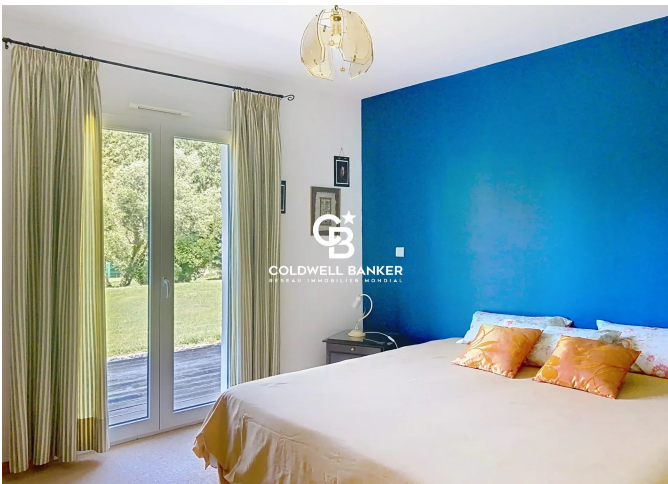
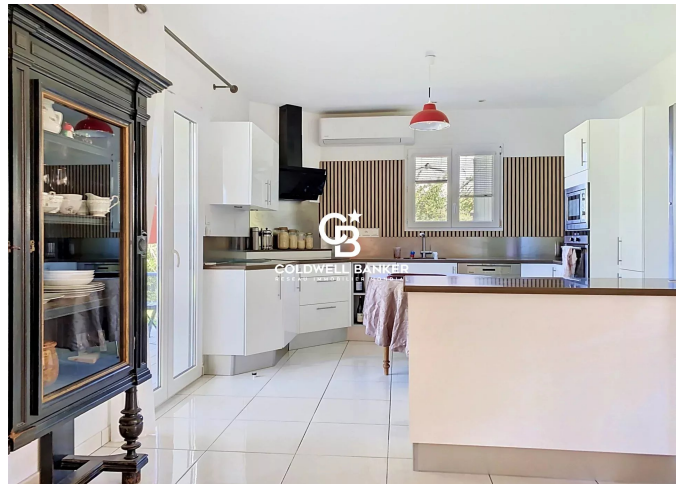
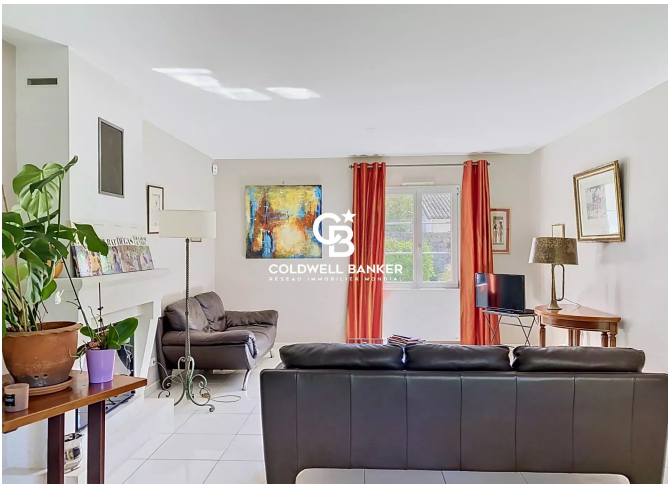
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 115

Indice d'émission de gaz à effet de serre (GES) : A 4



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