

Maison La Tranche-sur-Mer 115 m²



PRIX DE VENTE : 750 000 €

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DESCRIPTION

The Beach House with direct ocean access - La Tranche-sur-mer

La Tranche-sur-mer, in the heart of the "Phare" district, under the pines and 50 meters from the beach.

A property of absolute rarity. A unique and highly sought-after location. Situated on the edge of the state forest, this lovely house meets all the criteria of THE "beach house" with direct access to the ocean.

In the heart of the seaside resort of La Tranche-sur-mer, set upon the dune, this beautiful renovated house with a swimming pool and a large shaded porch, all under the pines, offers a comfortable lifestyle and an ideal setting inviting well-being and serenity.

Built on a 718 m² plot, the 115 m² house consists on the garden level of an entrance hall giving access to a vast living room with an open-plan fitted and equipped kitchen, 3 bedrooms, 2 shower rooms, a toilet, an office, and a veranda opening onto the terrace and the porch, as well as a back kitchen/laundry room.

Upstairs, two bedrooms and a toilet.

An attached and communicating garage and 2 private parking spaces complete this unique property offering up to 10 berths.

Whether you are a lover of water sports, reading, writing, or simply the ocean, this house will surely delight you...

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	115.0 m ²	NB de pièces :	7 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

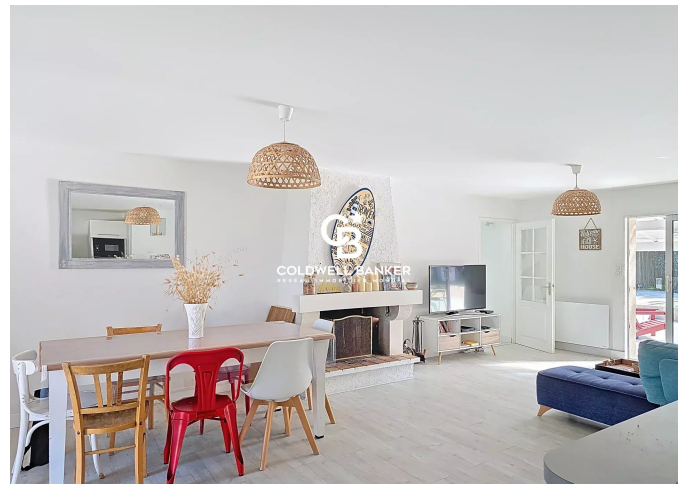
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 247

Indice d'émission de gaz à effet de serre (GES) : B 9



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