

Maison La Tranche-sur-Mer 159 m²



PRIX DE VENTE : 568 000 €

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DESCRIPTION

La Tranche-sur-mer, town center, 300 m from the beach.

In the heart of the village, just steps away from everything you dream of for your holidays.

A property of absolute rarity, in a unique and highly sought-after location. Situated just a few steps from shops and restaurants, this charming family home meets all the criteria of THE "beach house" with direct access to the ocean and the town center.

With private access, parking, and a large garage, come and enjoy its beautiful 80 m² south-facing courtyard, entirely secluded and not overlooked.

Built on a 290 m² plot, the 159 m² house consists of a large 11 m² entrance hall that can be used as an office or cloakroom, a beautiful fitted and equipped kitchen with a wood-burning stove and terrace access, a master suite on the ground floor with a private shower room, and a vast 43 m² living/dining room with a fireplace insert and a toilet.

Upstairs, 2 bedrooms, a bathroom with shower, and a toilet for everyone's comfort.

A 46 m² basement garage and 2 private parking spaces complete this unique property.

THE BONUS: the upper floor will be equipped for the sale with a brand-new, economical heat pump.

Whether you are a lover of water sports, reading or writing, or simply the ocean, this house is sure to delight you...

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	159.0 m ²	NB de pièces :	7 rooms
NB de chambres :	3 bedrooms				

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

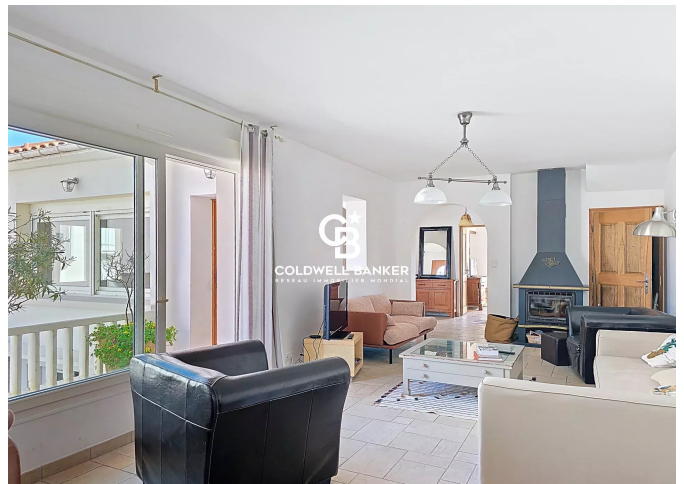
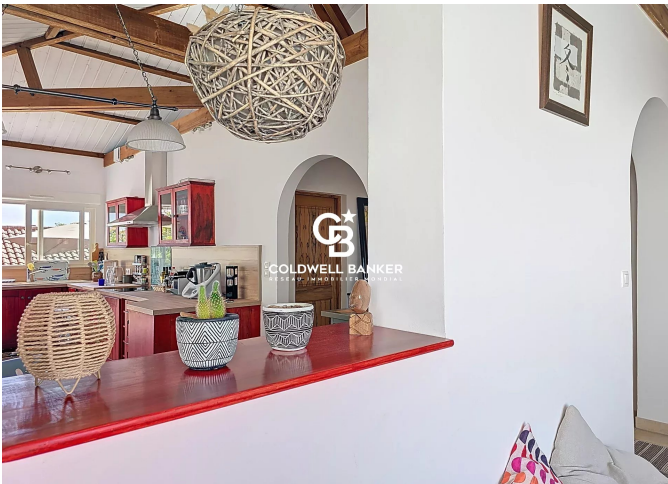
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 223

Indice d'émission de gaz à effet de serre (GES) : B 8



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