



## Belle maison lumineuse avec 4 Chambres !

### معلومات الوكيل

|  |             |
|--|-------------|
| ArKadia  | اسم:        |
|  | اسم الشركة: |
| United Kingdom   | بلد:        |
|  | هاتف:       |
| Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish | Languages:  |



### تفاصيل الاعلان

|             |          |
|-------------|----------|
| تخفيض السعر | عقار لل: |
| EUR 516,000 | السعر:   |

|                    |                              |
|--------------------|------------------------------|
| France             | بلد:                         |
| Nouvelle-Aquitaine | الدولة / المنطقة / المحافظة: |
| Nieul-sur-Mer      | مدينة:                       |
| 17137              | الرمز البريدي:               |
| 06/09/2024         | نشر:                         |
|                    | وصف:                         |

Come and discover this large house renovated with care, offering many advantages, located in a dead end of the very popular town of Nieul-sur-Mer, just 10 minutes from the entrance to La Rochelle.

On the ground floor, you will be welcomed by a charming entrance opening onto a dining room and a living room with an office space, ideal for working from home. The separate and equipped kitchen, with access to the garage, offers you a practical and functional space. You will also find a comfortable bedroom with a water point (including shower and sink), separate WC and a clever storage cupboard under the stairs.

Upstairs, three other bright bedrooms allow each member of the family to have their own space. A shower room equipped with a double sink and a heated towel rail, as well as separate WCs, complete this floor.

-The through garage offers a water point and a laundry area for additional comfort. In addition, a well thought-out attic optimizes space by increasing the available storage volume.

You will be able to take full advantage of an enclosed garden, not overlooked, facing South/West, with a large wooden terrace, a wood shed and a barbecue, thus creating an ideal setting for moments of relaxation with family or friends.

The all-electric heating and the wood stove ensure a warm and friendly atmosphere throughout the year.



You also benefit from the convenience of mains drainage and fiber optic connectivity.

Do not miss this opportunity to move into a quiet area.

Virtual tour available on request

1980

بنيت:

## مشارك

4

غرف نوم:

1

الحمامات:

128 م

تشطيب قدم مربع:

394 م

حجم كبير:

## Room details

6

Total rooms:

## Energy efficiency

297

Energy Use (kWh/m<sup>2</sup>/year):

## Building details

نعم فعلا

Parking:

## Lease terms

Date Available:

## معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/AGHX-T493440/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T493440/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

959267

IMLIX ID:

