



Charmante Maison de bourg dans le Quartier des Pêcheurs



Agenten-Info

| | |
|-----------------|--|
| Name: | ArKadia |
| Name der Firma: | |
| Land: | Vereinigtes Königreich |
| Telefon: | |
| Sprachen: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Anzeigen-Details

| | |
|----------------|----------------|
| Immobilie für: | Kaufen |
| Preis: | USD 547,704.86 |

Standort

| | |
|-----------------------|--------------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt: | Nieul-sur-Mer |
| Postleitzahl: | 17137 |
| Veröffentlicht: | 16.01.2024 |

Beschreibung:

Nestled in the picturesque fishermen's quarter of Nieul Sur Mer, this charming house offers more than just a place to live. Its privileged location near the ocean promises enchanting walks and breathtaking panoramas renowned throughout the region.

This unique house stands out for its clever arrangement in two parts, each with independent access and connected by a covered patio:

The first part, covering approximately 175 m², welcomes you into a warm space where a spacious living area under a cathedral ceiling, enhanced by a pellet stove, creates a convivial atmosphere. An open semi-professional kitchen invites culinary creation, while an outdoor courtyard offers a relaxation space. Upstairs, a master suite, a bedroom with an en-suite bathroom, and a study or third bedroom await you, all accessible via a beautiful walkway. There are toilets on each level.

The second part, with a surface area of approximately 75 m² in duplex, offers an open kitchen onto a living/dining area as well as two bedrooms, a bathroom, and separate toilets.

For investors, this house offers a particularly attractive potential for annual or seasonal rental income! Furthermore, the first part covering 175 m² can easily be converted into a commercial space or artisan workshop, while the second part of 75 m² is perfectly suited for residential use.



Whether you're looking for a primary or secondary residence full of character or a lucrative investment, this house in Nieul-Sur-Mer offers an exceptional living environment and promising financial potential. Contact me now for a visit and let yourself be charmed by the undeniable charm of this property.

Gebaut: 1949

Allgemein

Schlafzimmer: 4
Badezimmer: 4
Fertige m²: 250 m²
Grundstücksgröße: 261 m²

Zimmerdetails

Zimmer insgesamt: 7

Versorgungsdetails

Heizstoff: Electric

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 203

Gebäudedetails

Parkplatz: Ja

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/AGHX-T526607/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 1187045

