



## Belle maison lumineuse avec 4 Chambres !



### 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:	EUR 516,000

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nieul-sur-Mer
Postleitzahl:	17137
Veröffentlicht:	02.08.2024

### Beschreibung:

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

Gebaut: 1980

## Allgemein

Schlafzimmer: 4  
Badezimmer: 1  
Fertige m<sup>2</sup>: 128 m<sup>2</sup>  
Grundstücksgröße: 394 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 6

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 297

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [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)

## Kontaktinformation

IMLIX ID: 959267

