



Charmante Maison de bourg dans le Quartier des Pêcheurs



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 411,584.99

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nieul-sur-Mer
Ταχυδρομικός κωδικός:	17137
Δημοσιεύθηκε:	16/01/2024

Περιγραφή:

****SALE BY CALL FOR TENDERS - DON'T MISS THIS OPPORTUNITY TO DEFINE THE PRICE OF THIS ATYPICAL PROPERTY WITH HIGH POTENTIAL YOURSELF!****

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.

VISITS WILL TAKE PLACE FROM JUNE 28 to JULY 16 - CONTACT ME QUICKLY TO RESERVE YOUR SLOT!

***This property is for sale in interactive sale by ENCHERES IMMO. No additional costs are to be expected for either the buyer or the seller. Participation in the interactive sale is subject to prior approval. All offers will be transmitted to the seller, who will remain free in the selection of the offer to which he intends to respond. An online offer during the interactive sale does not constitute a firm and definitive offer within the meaning of article 1114 of the Civil Code, but a simple intention to purchase. The price displayed corresponds to a first offer price including possible negotiation fees.

Κατασκευάστηκε: 1949

Κοινά

Κρεβατοκάμαρες: 4
Μπάνια: 4
Τελειωμένα τετραγωνικά πόδια: 250 τ.μ
Μέγεθος αυλής: 261 τ.μ

Room details

Total rooms: 7

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 203

Building details

Parking: Ναί

Lease terms

Date Available:

Επιπλέον πληροφορίες

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



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Contact information

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