



## Belle maison lumineuse avec 4 Chambres !



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 531,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nieul-sur-Mer
Postcode:	17137
Geplaatst:	11-02-2024

### Omschrijving:

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.



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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

Gebouwd: 1980

### **Algemeen**

Slaapkamers: 4

Badkamers: 1

Afgewerkte vierkante meter: 128 m<sup>2</sup>

Lot Afmeting: 394 m<sup>2</sup>

### **Room details**

Total rooms: 6

### **Utility details**

Heating Fuel: Electric

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 297

### **Building details**

Parking: Ja

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [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**

IMLIX ID: 959267

