



Charmante Maison de bourg dans le Quartier des Pêcheurs



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 499,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nieul-sur-Mer
ZIP code: 17137
Posted: Jan 16, 2024

Description:

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.

Built: 1949

Common

Bedrooms: 4
Bathrooms: 4
Finished sq. ft.: 250 sq m
Lot Size: 261 sq m

Room details

Total rooms: 7

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 203

Building details

Parking: Yes

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: 1187045

