



## Charmante Maison de bourg dans le Quartier des Pêcheurs



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 547,704.86

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Nieul-sur-Mer
CEP:	17137
Adicionado:	16/01/2024

#### Informação adicional:

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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> can easily be converted into a commercial space or artisan workshop, while the second part of 75 m<sup>2</sup> 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.

Construído: 1949

## Comum

Quartos de dormir: 4  
Banheiro: 4  
Pés quadrados acabados: 250 m<sup>2</sup>  
Tamanho do lote: 261 m<sup>2</sup>

## Room details

Total rooms: 7

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 203

## Building details

Parking: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/AGHX-T526607/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T526607/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1187045

