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Magnificent, uninterrupted sea view

Sunny, south facing aspect

Walking distance to the beach

Completely reconfigured in 2008/9

Superb living room with fireplace

DPE and GES - consult owner



Port Bourgenay, Vendee
Ref 10403

€993,600

This beautiful Beach House was described by those working on the house as having the best view in La Vendee.

Situated in a commanding position, off a private road and with an UNINTERRUPTED VIEW OF THE OCEAN, the house faces south which means there is sun all day; rising to the east and setting in the west. In addition, the garden has its OWN ACCESS TO THE SEA and to La Chemin which takes you to the beach to the left and to the Port, shops and restaurants to the right.

The original house was built in 1975-1976 with a complete reworking and extension in 2008-2009. With a spectacular 56m² living room designed to take full advantage of the astonishing position, five bedrooms and plenty of storage facilities, the house would make a marvellous permanent home, very special holiday house or an investment with exceptional letting potential.

GROUND FLOOR

Entrance hall 8m²

Corridor 4m²

Cloakroom 5m²

Bathroom 1 5m²

Living room with fireplace 56m²

Fitted kitchen 10m²

EXTENSION

Corridor 4m²

Bedroom 1 17m²

Bedroom 2 11m²

Bedroom 3 10m²

Bathroom 2 8m²

MASTER BEDROOM SUITE

Dressing room 6m²

Bedroom 4 16m²

Bathroom 3 8m²

MEZZANINE

Bedroom 5 12m²

Storage space 2m²

BASEMENT

Technical room 3m²

Access corridor and cellar 10m²

Double garage 47m²

Storage room 5m²

Utility room 5m²

GARDENS

The entrance to the house is off a private road with only six houses and includes a large wooded area to one side. The front garden has ample parking for 4-5 cars and includes a large private wooded area plus access to a double garage. The back garden, which has access from both sides of the house, leads directly down to the sea.

ADDITIONAL INFORMATION

Underfloor heating

Septic tank drainage

242m² of habitable accommodation

Total land area = 1770m²

Recent tax fonciere – 1883 euros

Nearest shops and services – 5 minutes' walk away

ABOUT THE AREA

Port Bourgenay and its surrounds, is an area of natural beauty with a wonderful beaches, long sea and forest walks and extensive cycling tracks including the Vendee Velo track which passes beside the Port and goes all the way to La Rochelle. Port Bourgenay itself has a very attractive marina and a range of restaurants, shops and local facilities. The house is in the heart of one of France's most popular holiday areas, being approximately mid-way between La Rochelle (and the beautiful Isle of Ile de Ré and the important city of Nantes. There are international airports in both cities.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.