



## Beautiful Detached House and Garden



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 403,225.03

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Pays de la Loire
Stadt:	Chateaubriant
Postleitzahl:	44110
Veröffentlicht:	25.03.2024

#### Beschreibung:

A quiet location on the outskirts of Chateaubriant, close to shops and at the foot of the greenway, come and discover this house, unique in its architectural appearance. This property built in a parkland plot of approximately one hectare will seduce you with its generous volumes and its superb light.

It welcomes you with an entrance of more than 10 m<sup>2</sup> distributing a large living room with through light, a fitted kitchen, a dining room opening onto a terrace overlooking the park; note that a partition can be knocked down to open up the space between the kitchen and the dining room. Then a corridor leads to three beautiful bedrooms with their private bathrooms and a separate toilet and a sanitary area with storage.

The upper floor has an office space or children's bedroom, a bedroom, a bathroom with a view of the park and a large room which can be used as a games room or bedroom.

A very large basement of over 90 m<sup>2</sup> is made up of a spacious garage, a laundry room, a workshop with direct access to the garden, a boiler room and a wine cellar.



The terrace with its panoramic view of the park faces east.

Possibility of acquiring an additional plot of land for nature and animal lovers.

Some minor renovation work to predict.

Very beautiful property, to visit without delay.

The Loire Atlantique department is part of the Pays de la Loire region and, not surprisingly, is named after the Atlantic and the Loire; the coastline and the principal river.

Loire-Atlantique has the lowest altitude of any region in France with an average of only 1.15m. It has no less than 130 kms of marvellous coastline comprising mainly of beautiful sandy beaches. Between the so-called Cote de Jade and Cote d'Amour, you will find many seaside resorts such as Le Pouliguen, La Baule and Pornichet.

The lakes around Briere and the oyster-farming ports are typical of the region and the famous salt lakes of the medieval town of Guerande are well-known for producing the famous Guerande - Fleur de Sel.

Hiking tracks give the opportunity to discover the history that punctuates the landscape and the towns are full of heritage such as the stunning chateau of Ducs de Bretagne in Nantes.

The port of La Turballe is famous for sardine fishing, Batz-sur-Mer for its surfers and La Briere for its 3,000 thatched cottages.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

Zustand: Gut

## **Allgemein**

Schlafzimmer: 5

Badezimmer: 2



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Grundstücksgröße: 10613 m<sup>2</sup>

## **Zimmerdetails**

Innenausstattung: Fitted kitchen

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX5.572.632

