



## Modern Detached House with 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
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Sprachen:	English, French
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 431,600

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Pays de la Loire
Stadt:	Chateaubriant
Postleitzahl:	44110
Veröffentlicht:	01.04.2024

#### Beschreibung:

Have you watched the video yet? - Just 20 minutes from Chateaubriant and at the gateway to the Angers / Rennes axis, come and discover this prestigious house in a calm and privileged environment.

This property built in 2009, with a surface area of 263 m<sup>2</sup>, offers you a unique living environment combining space, comfort and modernity. As soon as you pass through the door, you will be seduced by this cathedral entrance leading to the extraordinary living spaces, bathed in light by large aluminum bay windows.

A large modern kitchen, facing south and opening onto the living room, will delight lovers of gastronomy. A master suite of more than 45 m<sup>2</sup> with dressing room, large bathroom and toilet overlooks the covered patio with its jacuzzi. The first floor offers you a large multi-purpose room of more than 35 m<sup>2</sup>.

You will also find a beautiful cozy terrace, 3 large bedrooms and 2 bathrooms with toilet. The house has an attic of more than 60 m<sup>2</sup>, fully convertible with the possibility of making an independent entrance.

Your house also has a garage of approximately 35 m<sup>2</sup>, a workshop, a laundry room, an office, a cellar, a garden shed, and a bread and baking oven. pizza.



The heating mechanism is an AIR/WATER heat pump through the floor and reversible throughout the house. Photovoltaic panels are also available for significant electricity production.

The quality materials have been chosen with care, the impeccable finishes and the attention to detail give each room an atmosphere of well-being.

The house was designed to high energy standards (class B), ensuring a reduced ecological footprint while preserving your comfort with PMR access to the entire property.

All on land of approximately 800 m<sup>2</sup> near the Ombree d'Anjou lake.

It is an exceptional property, rare in the area, so don't hesitate, a visit is essential.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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



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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.

## **Allgemein**

Schlafzimmer: 4  
Badezimmer: 3  
Grundstücksgröße: 800 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der virtuellen Tour: <https://www.youtube.com/embed/BIIFr3xWvfc>

## **Kontaktinformation**

IMLIX ID: IX5.593.567

