



Detached House with Outbuildings in 2.9 Hectares



Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 318,806.2

Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Erbray
Código postal:	44110
Publicado:	25/03/2024

Descripción:

REDUCED in price - Have you watched the video yet? - Nestled in a privileged, quiet environment, not overlooked and close to Chateaubriant, come and discover this family home which offers you a unique living environment.

With a surface area of 167 m², with living on one level possible, it is made up on the ground floor of a living room dining room of approximately 45m², a large fitted and equipped kitchen, a utility room, a bedroom, a bathroom and toilet.

Upstairs, a landing leads to 3 bedrooms, a large bathroom and a separate toilet.

A brand new Air/Water heat pump has just been installed.

The exterior offers you a beautiful farmhouse of approximately 150 m² with the possibility of transforming it into a home for a gite project (revision of the PLU in progress). a closed shed of more than 300m² is at your disposal, ideally designed for those with animals or horses.



The adjoining land is approximately 3 hectares with orchards, but can be reduced if you wish.

Solar panels are also installed with a significant resale of electricity.

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.

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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.

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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.

Condición: Good

Común



Dormitorios: 4
Baños: 2
Tamaño del lote: 29000 m2

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://www.youtube.com/embed/hUBJqT209us>

Contact information

IMLIX ID: IX5.572.630

