



## Detached Country House with Outbuildings



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 404,853.39

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Vallet
Cap:	49230
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### Descrizione:

Less than 10 minutes from Vallet and Clisson, in a peaceful hamlet setting, discover this superb, tastefully renovated longhouse, combining authenticity and modern comfort. From the moment you enter, you will be captivated by a beautiful, fully fitted and equipped kitchen, opening onto a warm living area with a lounge/dining room and wood-burning stove, exposed stone and beams.

A recent extension offers numerous possibilities: a utility room, laundry/boiler room, WC, and shower room to be finished. Ideal for creating a ground-floor master suite. Direct access to a vast 110 m2 terrace via a sliding glass door, perfect for enjoying sunny days.

Upstairs: 3 bedrooms, including a spacious 30 m2 bedroom with panoramic views of the countryside, a bathroom, a separate WC, and an office.

The exterior is a real asset: over 7,000 m2 of land (meadow and woods), a landscaped garden, lawn, and a well. In addition, there is a 95 m2 workshop and garage with electricity, a new frame, and a new roof.

Further advantages include 18 rooftop photovoltaic panels, generating approximately €1,500 in annual



revenue and €50 in monthly electricity consumption. Ideally located: a quiet environment, close to amenities, with quick access to Nantes and Cholet (less than 5 minutes).

Recent renovations (invoices available, less than 10 years old).

A rare property offering spaciousness, potential, and an exceptional living environment. Ideal for a family, a tradesperson, or a project with outbuildings.

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 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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Comune

Camere da letto: 4  
Bagni: 2  
Dimensione del lotto: 7040 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.811

