



## Detached Country House with Garden



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 226,162.76

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	La Chapelle-Glain
Postcode:	44670
Geplaatst:	02-09-2024

### Omschrijving:

Detached House with Garden, situated between Cande and Chateaubriant, in a quiet hamlet very close to the village of La Chapelle Glain, charming renovated stone farmhouse of 120m<sup>2</sup> habitable, composed:

- Ground floor: of a living room-dining room of 36m<sup>2</sup> with its bar area and a fireplace with insert, a beautiful kitchen of 15m<sup>2</sup> fully fitted and equipped and a small living room.

- First floor: serves a master suite and the other part of the floor leads you to two bedrooms, an office or a child's bedroom, and a laundry area.

In total the house has 3 bathrooms.

The exterior welcomes two terraces, a beautiful green garden, a workshop and a garage.

The roof in natural slates is recent. The false septic is compliant, and was changed in its entirety in 2015 with invoice at the support.

All the frames are in PVC double glazing.



Possibility to acquire in addition a plot of land right next to the house of approximately 3500m<sup>2</sup> with its pond of 2000m<sup>2</sup> for fishing trips with family or friends.

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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"1" indicates no rating for this property.

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## General Amenities

- \* Double Glazing
- \* Garden
- \* Internet connection

- \* Landscaping
- \* Lawn

Conditie: Good

## Algemeen

Slaapkamers: 3  
Badkamers: 3  
Lot Afmeting: 1200 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.052.469

