



## Detached Country House with Outbuildings and Land



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 363,756.63

### Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Villepot
ZIP code:	44110
Posted:	Apr 01, 2024

### Description:

Have you watched the video yet? - REDUCED in price - Nestled in the heart of our beautiful Castelbriantaise countryside, discover the unrivaled charm of this exceptional farmhouse with a surface area of approximately 320 m2 in the heart of an idyllic setting, not overlooked, ready to welcome your family in a warm atmosphere and refined. This magnificent property offers a unique opportunity to carry out a successful guest gite or bed and breakfast project.

A spacious and generous kitchen, equipped with everything you need to prepare delicious meals with your family or guests. An exposed stone living room with its warm woodwork invites you to relax around the fireplace giving way to a bright dining room: ideal for moments of conviviality!

An exceptional mezzanine offering a versatile space for both your family and your guests will bring your guests to 3 beautiful bedrooms with storage, private bathrooms and toilets, including one with a small terrace, while having independent access to the house.

On the ground floor, a private area gives way to a large master suite, a separate office space, a laundry room and a separate toilet.



A 30m<sup>2</sup> outbuilding opposite the house can be transformed into a gite or office space for professionals. You will also find a double garage with its shed, a pond and a bowling green.

Located in a peaceful environment, this character farmhouse offers total serenity while remaining close to local amenities and less than 15 minutes from

Chateaubriant and 1 hour 20 minutes from La Baule.

This residence is an opportunity to combine family life in a lush setting with the possibility of creating a gite or bed and breakfast project. It embodies local elegance and comfort.

For more information or to arrange a viewing, contact us today.

This unique property will not stay on the market for long.

Don't miss this opportunity.

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)

### **Common**

Bedrooms: 4  
Bathrooms: 4  
Lot Size: 3900 sq m

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <https://www.youtube.com/embed/c58KzLDHipw>

### **Contact information**

IMLIX ID: IX5.593.573

