



## Maison Recente Avec 4 Chambres Et Piscine



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 541,398.77

### Location

Country: France  
State/Region/Province: Pays de la Loire  
City: Saint-Aignan-Grandlieu  
ZIP code: 44860  
Posted: Apr 22, 2024

### Description:

A recent bright house from 2014, in the quiet of a wooded cul-de-sac and not overlooked. It includes:

- Ground floor: a living room of 53 m2, a bedroom with Italian shower, a fitted German brand kitchen equipped with quality equipment, a laundry room, access to the garage which can hold two cars. The garage includes an attic and the gate is motorised.
- Upstairs: a hallway, 3 bedrooms with dressing rooms of 13 and 12.5 m2, a bathroom with bathtub and Italian shower.
- Outside: Garden with two large terraces. 3m X 2m in-ground swimming pool.

Electric roller shutters, aluminum windows.

Very nice services.

No work required, surrounded by nature, quiet and close to amenities.



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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:	2
Lot Size:	562 sq m

## Building details



IMLIX

IMLIX Real Estate Marketplace  
<https://www.imlix.com/>

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Outdoor Amenities:

Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX5.663.379

