



Traditional House with Garden



Agent Info

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Listing details

Property for:	Sale
Price:	USD 225,485.64

Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Le Landreau
ZIP code:	44430
Posted:	Apr 29, 2024

Description:

Are you looking to invest in a property in the heart of a vineyard, offering remarkable potential for renovation? So this house, nestled in the magnificent LANDREAU vineyard, will be an opportunity not to be missed. JUST A FEW MINUTES FROM LOROUX-BOTTEREAU, house to renovate which offers you the space you need to create your personal haven of peace.

Imagine yourself enjoying your living room, with a direct opening onto the garden, where you can relax. The kitchen, also with direct access to the garden, promises moments of conviviality outdoors, whether for a sunny breakfast or a dinner under the stars. You have the possibility to open and recover as much as possible between these 2 living rooms.

On the night side, currently you benefit from 2 bedrooms & 1 bathroom on the ground floor & WC upstairs you will benefit from a bedroom with a bathroom under construction. But what makes this property truly special is its immense potential. With 60m2 of convertible attic space, you have the opportunity to create up to 3 additional bedrooms, each with their own shower room, providing even more generous living space for your family or guests.

On the exterior side, an enclosed area awaits you.



House with garage and connected to mains drainage.

This house to renovate represents a rare opportunity.

Don't miss this unique chance to create your own oasis in the heart of the Landreau vineyard.

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



Condition: Good

Common

Bedrooms: 3
Bathrooms: 2
Lot Size: 350 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.694.823

