



Detached Country House with Garden



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	USD 226,842.29

Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	La Chapelle-Glain
ZIP code:	44670
Posted:	Sep 02, 2024

Description:

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 120m² habitable, composed:

- Ground floor: of a living room-dining room of 36m² with its bar area and a fireplace with insert, a beautiful kitchen of 15m² 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 3500m² with its pond of 2000m² 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.

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



{dpe_energie 216, 11}

"1" indicates no rating for this property.

General Amenities

- * Double Glazing
- * Garden
- * Internet connection

* Landscaping

* Lawn

Condition: Good

Common

Bedrooms: 3

Bathrooms: 3

Lot Size: 1200 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.052.469

