



## Detached House with Outbuildings in 2.9 Hectares



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 320,403.58

### Localização

Country:	França
State/Region/Province:	País do Loire
Cidade:	Erbray
CEP:	44110
Adicionado:	25/03/2024

#### Informação adicional:

**REDUCED** in price - Have you watched the video yet? - Nestled in a privileged, quiet environment, not overlooked and close to Chateaubriant, come and discover this family home which offers you a unique living environment.

With a surface area of 167 m<sup>2</sup>, with living on one level possible, it is made up on the ground floor of a living room dining room of approximately 45m<sup>2</sup>, a large fitted and equipped kitchen, a utility room, a bedroom, a bathroom and toilet.

Upstairs, a landing leads to 3 bedrooms, a large bathroom and a separate toilet.

A brand new Air/Water heat pump has just been installed.

The exterior offers you a beautiful farmhouse of approximately 150 m<sup>2</sup> with the possibility of transforming it into a home for a gite project (revision of the PLU in progress). a closed shed of more than 300m<sup>2</sup> is at your disposal, ideally designed for those with animals or horses.



The adjoining land is approximately 3 hectares with orchards, but can be reduced if you wish.

Solar panels are also installed with a significant resale of electricity.

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.

Condição: Good

## **Comum**



Quartos de dormir: 4  
Banheiro: 2  
Tamanho do lote: 29000 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Informação adicional**

Virtual tour URL: <https://www.youtube.com/embed/hUBJqT209us>

### **Contact information**

IMLIX ID: IX5.572.630

