



## Contemporary House with Landscaped Garden



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | David Evans   |
| Nom de compagnie: | Cle France Ltd  |
| Pays:             | Royaume-Uni   |
| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 506,011.51 |

### Location

|                       |                  |
|-----------------------|------------------|
| Pays:                 | France           |
| État/Région/Province: | Pays de la Loire |
| Ville:                | Vieilleville     |
| Indicatif régional:   | 44116            |
| Soumis:               | 29/07/2024       |

### Description:

Very good location for this beautiful house located 30 minutes from Nantes and La Roche sur Yon and 10 minutes from Montaigu train station. It has:

- Ground floor: a bright living room with fireplace, fitted and equipped kitchen, a laundry room, a master suite with a shower room and another with bathroom, WC.

- Upstairs: 3 bedrooms, a bathroom and WC.

The kitchen and living room open on one side onto a patio with terrace not overlooked and on the other side onto a beautiful plot of garden enclosed by stone walls and hedges.

The house also includes a carport and a garage.

To visit without delay.

The Loire Atlantique department is part of the Pays de la Loire region and, not surprisingly, is named



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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)

Condition: Good

### **Commun**

Chambres: 5  
Salle de bains: 2  
Dimesions du lot: 1000 m<sup>2</sup>

### **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX5.948.640

