



Character Traditional House with Garden



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 526,429.17

Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Nantes
Cap:	44100
Pubblicato:	02/09/2024

Descrizione:

Located in a quiet street, 2 steps from the Contrie schools (elementary and nursery), this house from the 20s is an ideal find for a family looking for calm and proximity. Indeed it has a garden with trees with wooden terrace, secure well for the vegetable garden and outbuilding. The large living room of 60 M2 offers brightness whatever the season of the year, the fireplace brings comfort for cold winter evenings.

The house has 3 bedrooms and a mezzanine, an attic is very easy to convert for a real 4th bedroom. There is therefore still some development work to be planned, which explains the excellent price/surface ratio. 130m2 of living space for nearly 190M2 of surface in total.

A garage completes this offer as well as a back kitchen, not included in the living space. Finally, let's specify that the house has a single-storey living area, 2 bedrooms and bathroom are on the ground floor.

10 minutes by bike from the hyper city center of Nantes, 2 minutes walk from schools, a real paradise.

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.

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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.

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Condizione: Good

Comune

Camere da letto: 4
Bagni: 2
Dimensione del lotto: 500 mq

Lease terms

Date Available:



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Contact information

IMLIX ID:

IX6.052.480

