



## Detached House with Garden



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 296,943.45

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Le Landreau
Postcode:	44430
Geplaatst:	15-07-2024

### Omschrijving:

House for sale in the heart of our vineyard, close to amenities, in Le Landreau, discover this 116m<sup>2</sup> house with garage and land located in a peaceful setting in the heart of our vineyard, a few steps from local shops such as the bakery, delicatessen, restaurant, medical center with pharmacy, schools, gym. Nestled on a shaded plot of land around 900m<sup>2</sup>, this house is perfect for renovation and to obtain moments of conviviality. The house consists of an entrance, 1 functional kitchen with access to the outside, 1 welcoming living room directly on a shaded plot, four spacious bedrooms and a bathroom.

Garage adjoining the house, wooden chalet and a small permanent shed are present on the land to provide you with storage.

Although some renovation work is required, the potential of this house is present! Enjoy a pellet stove in the living room from an existing fireplace, stunning air conditioning.

This is an exceptional opportunity for those who wish to personalize their future home or make an investment. Don't miss this chance to live in an enchanting environment and make this house your haven of peace.

**HURRY FOR THIS OPPORTUNITY** - For more information or to arrange a viewing, contact us today a



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viewing is required.

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](http://www.clefrance.co.uk)

Conditie: Good

## **Algemeen**

Slaapkamers: 4

Badkamers: 2



Lot Afmeting: 900 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.906.243

