



## Detached Country House with Lake and Guest Gite



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 505,524.96

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Postcode:	44110
Geplaatst:	02-09-2024

### Omschrijving:

Detached Country House with Lake and Guest Gite, fishermen and nature lovers, stop here. In the heart of the Castelbriantaise countryside, 15 minutes from Chateaubriant, come and discover this spacious 250m<sup>2</sup> farmhouse, completely renovated with taste and with a Guest Gite activity in place. An entrance is dedicated to your private space and an independent entrance for the Guest Gite.

In the private part, a large entrance distributes the living rooms including a bedroom then a fully equipped 30 m<sup>2</sup> kitchen, combining modernity and the charm of exposed wooden beams, a 48 m<sup>2</sup> living-dining room with a recent and ultra-modern pellet stove connected to a 500l thermodynamic water heater. The first floor gives you 2 other bedrooms, one of which is 20 m<sup>2</sup> with its dressing room and a bathroom.

In the Guest Gite part, your guests will arrive in a large living room of 35 m<sup>2</sup> with a fully equipped kitchen, its dining room and a fireplace with insert, the gite also has a small tea room with its Chesterfield style leather sofas and a bathroom, the first floor serves 3 beautiful bedrooms including a children's bedroom and a bathroom.

A magnificent park of approximately 4 hectares adorns this property with 2 above-ground swimming pools, outbuildings, including a workshop, a charming annex with its lounge and cocktail bar.

A lake of approximately 3500 m<sup>2</sup> filled with fish, notably carp, some of which weigh more than 25kg



and which delights customers delighted to spend their time fishing in this residence, as they indicate in the guestbook.

Note that in the Guest Gite part, all the furniture will remain in place, which is rare for the region and you will be able to continue the gite activity right away.

Very rare and exceptional in the area!

To visit without delay.

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.

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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## **Algemeen**

Slaapkamers: 6  
Badkamers: 3  
Lot Afmeting: 39566 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.052.470

