



## 4 Bedroom Detached House For Sale



### Agent Info

Naam:	David Evans
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 504,700

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Carquefou
Postcode:	44470
Geplaatst:	19-11-2024

### Omschrijving:

It is in Mauves sur Loire (10 minutes from Nantes by the TER, 20 minutes by car and 15 minutes from the center of Carquefou), 3 minutes from the town, close to services, shops and schools you will discover this magnificent house In which you will only have to put down your suitcases!

Ideally located, at the end of a dead end, quiet, with a large garden and trees, large swimming pool (9.5 x 4 m), double garage and several terraces, this house has a large (63m<sup>2</sup>) and bright living room (living / dining room / kitchen), a beautiful master suite on the ground floor + 3 bedrooms upstairs 2 ensuite has a common bathroom + 1 bathroom + 1 large loft space overlooking the living room.

**FEES CHARGED TO THE SELLER.**

This exceptional property offers you high quality services that will surely seduce you, so come and visit it in.

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



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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: 1500 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

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