



Character Traditional House with Garden



Agent Info

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Listing details

Property for:	Sale
Price:	USD 536,728.81

Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Nantes
ZIP code:	44100
Posted:	Sep 02, 2024

Description:

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.

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

Condition: Good

Common

Bedrooms: 4
Bathrooms: 2
Lot Size: 500 sq m

Lease terms

Date Available:

Contact information



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