

South Brittany border – Gite complex – 4 charming stone cottages plus owner' detached house – sleeps up to 22!

EXCLUSIVE



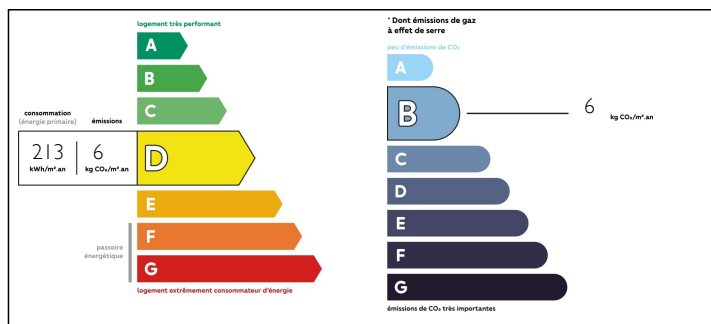
INFORMATION

Town:	Massérac
Department:	Loire-Atlantique
Bed:	13
Bath:	8
Floor:	345 m2
Plot Size:	8253 m2

IN BRIEF

I am delighted to present this complex of properties comprising a beautiful pair of characterful stone farmhouses, divided into 4 independent gîtes plus the owner's house built in 2012. Nestled in a peaceful hamlet on 8,253 sqm of land on the border of Southern Brittany & the Loire-Atlantique. The local village is a short walk, offering a grocery shop and café bar and school.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Rare opportunity ! In a tranquil location, a short walk/cycle from the extensive tow-path of the Vilaine river. This complex offers you a stunning, comfortable home with glorious views and a ready to go successful business with advance bookings already in place for this coming summer. Situated in more than 8000m² of private land. Each gîte has its own private, secluded gardens. This is an oasis of rural charm. The surrounding countryside offers endless opportunities for walking and cycling, fishing and golfing. The famous Golf 18 holes de la Bretesche 30 mins drive away.

MAIN HOUSE Owners (93 m²)

Superb 2 bedroom detached house built in 2012.

LOCAL TAXES

Taxe foncière: 1524 EUR

NOTES

Ground floor:

Large kitchen / diner (50 m²) with integral dishwasher, connections for gas and electric cookers. Lounge with freestanding log burner and double doors leading to large wood terrace overlooking private garden of more than 1 acre and views beyond.

Double bedroom (10 m²) with fitted wardrobes.

Bathroom comprising toilet, large corner shower and sink.

First Floor:

Large double bedroom (22m²) with range of sliding door wardrobes.

Study/office (easily converted to 3rd bedroom) with views of gardens and valley beyond.

Bathroom with toilet, large walk in shower, corner bath and sink.

Outside:

Workshop

Private gardens approx 5000 sqm

Cottage 1 (86m²) (4 bedrooms, 3 bathrooms, sleeps 9) Upside down layout

FIRST FLOOR