

Stunning fully renovated farmhouse with self contained gite & fishing lake in 9.8 acres close to Chateaubriant

EXCLUSIVE



INFORMATION

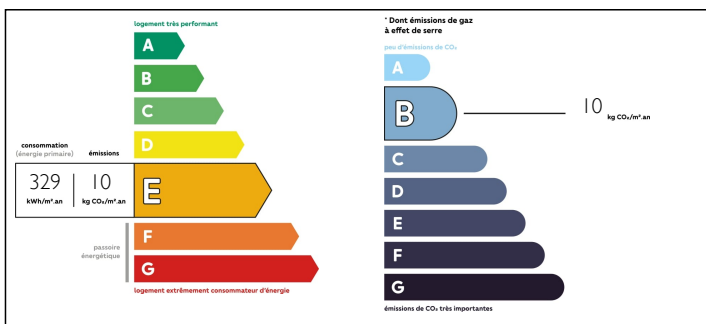
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Aubin-des-Châteaux |
| Department: | Loire-Atlantique         |
| Bed:        | 6                        |
| Bath:       | 3                        |
| Floor:      | 253 m2                   |
| Plot Size:  | 39746 m2                 |

IN BRIEF

Beautifully renovated stone 3 bedroom house with luxury kitchen and spacious living spaces and attached 3 bedroom independent gite set within nearly 10 acres of land and a well stocked carp fishing lake. Set in a small hamlet just a couple of minutes away from the nearby village of St Aubin des Châteaux and just 10km to the centre of Chateaubriant (and its connections to Nantes), 60km to Rennes and 125km to the St Malo. Property is ideal for providing a family home with the possibility of income from gite rental and/or fishing in the well stocked carp lake.



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

This is a great family home with a fantastic attached gite in a great location with amazing facilities! The house has been totally and very tastefully renovated in recent years and the grounds and facilities therein have been very well designed and located.

The main house is independent of the gite and comprises:

Downstairs:

- + Luxury fully fitted kitchen (approx 21m<sup>2</sup>) with feature beams plenty of room for a farmhouse kitchen
- + Lounge/dinning room (approx 35m<sup>2</sup>) with tiled floor, wood pellet burner, tiled floor and exposed beams with staircase to the first floor.
- + Downstairs bedroom (approx 12m<sup>2</sup>) .
- + Utility room with aga woodburner (with back boiler)
- + Luxury shower room and WC

Upstairs

- + Shower room with WC
- + Master bedroom (approx 19m<sup>2</sup>) with feature beams and a large walk-in dressing room
- + Second bedroom (approx 9m<sup>2</sup>)

The gite (with its separate entrance) is comprised of:

- + Large kitchen/dining room (approx 30m<sup>2</sup>) with woodburner, tiled floor and double door access to the back garden (with pool)
- + Lounge (approx 12m<sup>2</sup>)
- + Shower room/WC

Upstairs in gites are: three good-sized bedrooms, with the master bedroom in the gite being approx 15m<sup>2</sup> and a bathroom.

Outside the gardens are beautifully landscaped with separate garden areas , lawned and planted with mature trees and bushes and an above ground pool in each of these two garden areas. The pool area around the main house is landscaped and equipped for outside living.

## NOTES