

Coastal - Investment Opportunity! Beach town home on constructible land. Walk two minutes to the charming centre ville of Escoublac or continue two kms to the exclusive...



INFORMATION

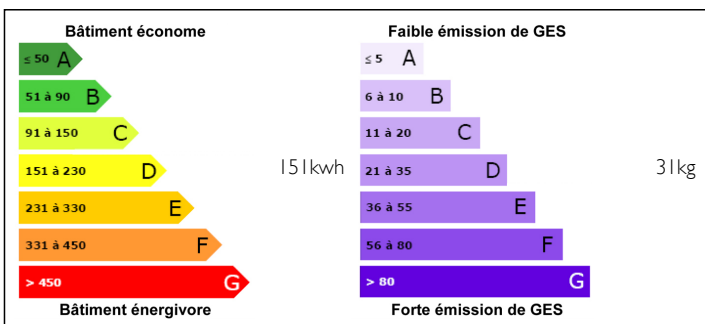
Town:	LA BAULE ESCOUBLAC
Department:	Loire Atlantique
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	2363 m2



IN BRIEF

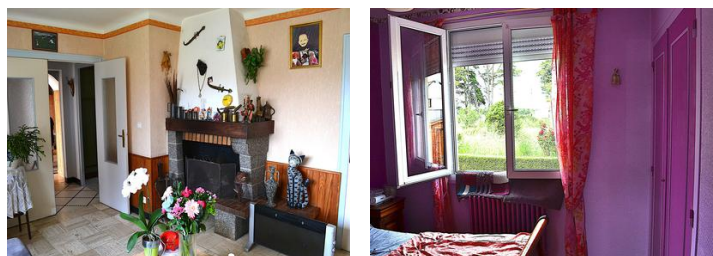
Single Storey home with windows that look out over the large back garden. Enter through the arched doorway and turn right through the double doors into a large light filled living room with fireplace. There are three bedrooms and a recently renovated bathroom, a separate equipped kitchen, sunny eating area and laundry room. Stroll through your expansive garden that backs to prairie. So much land but just minutes away from one of the most beautiful fine sands beaches of Europe, renowned golf courses and the TGV train station.

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

ABOUT THIS HOME:

Enjoy the view of your expansive garden from every room. The large and open living room has double windows and a fire place. The three bedrooms are large and light. The bathroom is recently renovated complete with Italian shower. The home's functional floorplan continues with a laundry room that opens to the back garden and a dining area with doors to the front garden. Plenty of space for parking and room to grow!

IDEAL LOCATION:

One of the most exclusive post codes along the Atlantic coast. Close to sandy beaches, rugged coast, salt fields and canals. Plenty of water sports and restaurants along the 12 km of sandy beaches, an internationally recognized golf course, hiking trails and equestrian centers await you!

Escoublac centre ville (with pharmacy, boulangerie, etc.): 600 m

La Baule centre ville: 3.2 km

La Baule sandy beaches: 3.3 km

La Baule TGV: 3.2 km

Nantes airport 74 km

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES