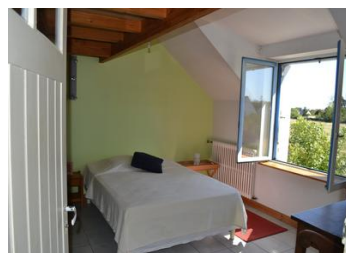


Coastal - Rare opportunity to own a large, renovated longère farmhouse only a 15 minute walk to the ocean! Minutes from Pornichet and La Baule, this...



INFORMATION

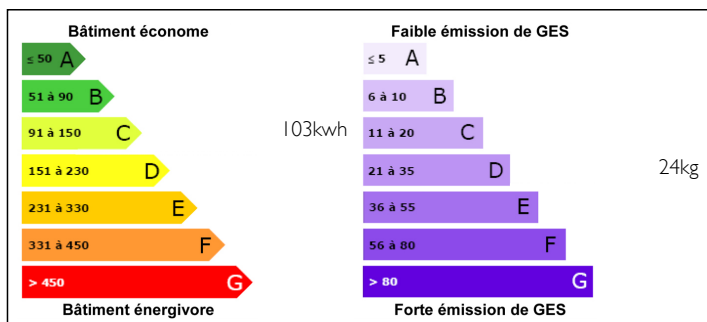
Town:	ST NAZAIRE
Department:	Loire Atlantique
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	3195 m2



IN BRIEF

Grab your beach bag and walk to the gorgeous sandy Sainte Marguerite Beach. Set off onto the kilometers of hiking and biking trails right out of the back garden or enjoy the vegetable garden, fruit trees and peace of the open fields around the home that is protected from construction.

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:

Walk through the stone arch into the courtyard facing South and full of flowers and instantly you will feel the peace of the countryside. This home has a large, open living area with double doors leading out to the enclosed patio. The large country kitchen is open to the living area, is updated with taste and includes a pantry and access to the charming patio complete with flowers climbing along the stone wall. You will find a laundry room, bathroom with bath and italian shower and bedroom on the ground floor with windows opening out to the garden. Upstairs you will find a sunny mezzanine with space for your office, a bathroom and three bedrooms, one with mezzanine and one with vaulted ceilings. On the west side of the farmhouse is an apartment currently being used as a professional office of 50 m2 that includes a private entrance, separate living room with fireplace (13 m2), bathroom and kitchenette. On the east side of the farmhouse is a studio with separate entrance of 20 m2 that includes a kitchenette, bathroom and sweeping views of the surrounding peaceful fields. The enclosed garden of 3,195 m2 has a large vegetable garden, fruit trees and outbuilding. Enjoy the shade of the mature trees that line the garden and private parking. At the back of the garden you can jump on the hiking trails that go for kilometers throughout Pomichet...

LOCAL TAXES

Taxe foncière: 2232 EUR

NOTES