

Immaculate, recently renovated 5 bedroom clifftop home with separate studio, workshop, double garage, spa and far reaching views of the Nantes-Brest canal. Set within the grounds...



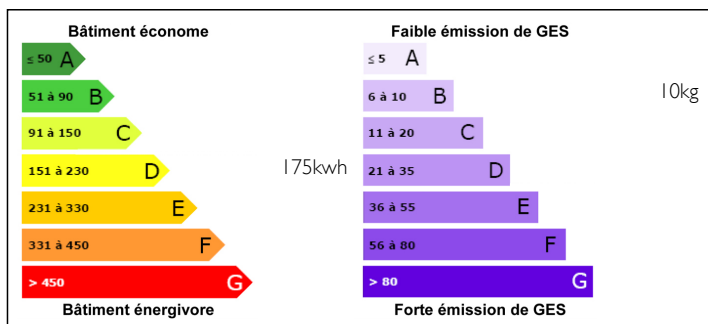
## INFORMATION

Town:	PLESSE
Department:	Loire Atlantique
Bed:	6
Bath:	4
Floor:	254 m2
Plot Size:	6975 m2

## IN BRIEF

The setting is magnificent. Truly incomparable. The house is equally impressive. Thought and taste have been applied at every point during this renovation. This is a comfortable, welcoming, classic home but it is its grounds and its immediate surroundings which make it unique.

## 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

### GROUND FLOOR

Entrance

Open plan lounge-dining room & office area with open fire which can be transformed into an iron woodburner. Glass doors the length of the room open onto the wooden terrace.

Fitted, equipped kitchen

Utility room

2nd entrance hall with plentiful storage

WC & cloakroom

Parental suite comprising bedroom with fitted wardrobe, bathroom with bathtub, wet room, sink & vanity unit, bidet, heated towel rail, separate WC with hand basin & dressing room

### FIRST FLOOR

Mezzanine

Bedroom 2

Shower room 1 with large shower cubicle, sink & vanity unit & heated towel rail

Bedroom 3

Bedroom 4

Bedroom 5

Shower room 2 with large shower cubicle, sink & vanity unit & heated towel rail

### BASEMENT

Self-contained studio with equipped kitchen

Shower room with WC & sink

Double garage

Workshop

### OUTBUILDINGS

Large log store

### EXTERNALS

The grounds are fully enclosed. There is ample parking on the driveway. Wooden decking

## LOCAL TAXES

Taxe foncière: 1350 EUR

## NOTES