

Location, location, location. 5 bedroom property set on a wooded estate part of which is constructible. Near the beaches of the Atlantic coast. An unspoilt coastline...



INFORMATION

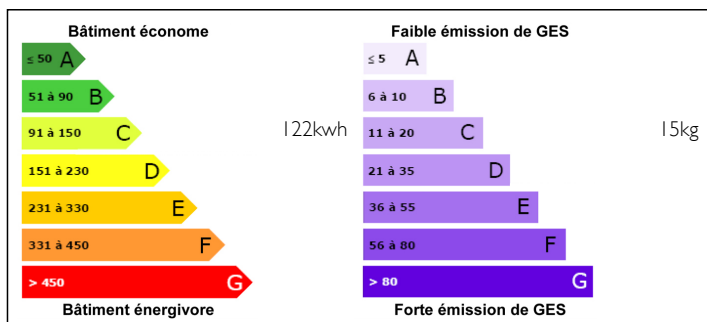
Town:	ASSERAC
Department:	Loire Atlantique
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	10906 m2



IN BRIEF

Privacy assured due to the surrounding grounds. Room for a pool, option to build and to extend. A well maintained & spacious property on the Loire/South Brittany border. A highly desirable location!

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

Hallway

Sitting-dining room with insert fireplace

Fitted, equipped kitchen with dining area

WC with hand basin

Bathroom with bath tub, shower cubicle, double sink & vanity unit & heated towel rail
Bedroom with fitted double wardrobe

FIRST FLOOR

Bedroom 2 with integrated cupboard storing a foldaway double bed

Bedroom 3 with integrated wardrobe

Bedroom 4 with fitted wardrobe

Office with built in cupboard

WC

Shower room with shower cubicle & bidet

OUTBUILDINGS

Adjoining double garage with utility area & large convertible loft

Detached wooden cabin

LOCATION

2.5 km town centre Assérac

4.5 km nearest hypermarket

8 km nearest beach Pont Mahé, campsite facilities and restaurant

21 km La Baule, possibly the most famous resort on the Atlantic coast due to having the longest sandy beach in Europe, home to an international standard golf course and famous casino

75 km Nantes airport

100 km Rennes airport

175 km St Malo

445 km Paris

LOIRE-ATLANTIQUE

LOCAL TAXES

Taxe foncière:

551 EUR

NOTES