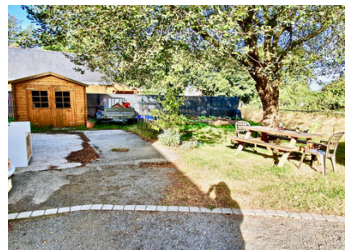


4 bed property in prime location on edge of thriving market town just 9 km from Europe's longest beach.



INFORMATION

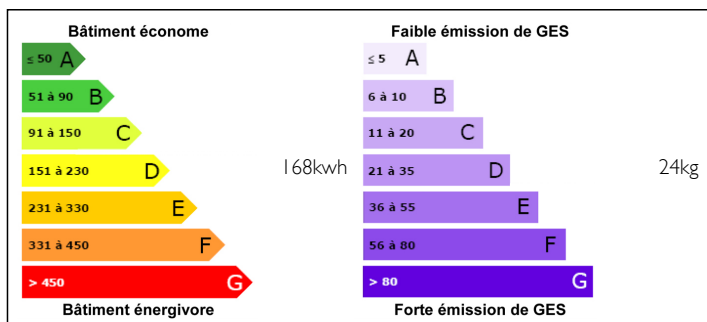
Town:	Saint-André-des-Eaux
Department:	Loire-Atlantique
Bed:	4
Bath:	2
Floor:	127 m ²
Plot Size:	1082 m ²



IN BRIEF

Set back from the road with gardens front and back, this is a comfortable family home in a highly sought after area. It gives a warm first impression when entering the light filled lounge area with its high ceilings and overlooking mezzanine gallery.

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.



LOCAL TAXES

Taxe foncière:

724 EUR

NOTES

DESCRIPTION

HOUSE

GROUND FLOOR

Entrance hall

Open plan lounge-diner with impressive high ceiling & feature fireplace

Equipped, fitted open plan kitchen

Utility room

WC

Bedroom 1

Ensuite bathroom with overhead shower, sink with vanity unit

FIRST FLOOR

Mezzanine

Bedroom 2

Bedroom 2

Bedroom 4

Landing area – could be an office or craft space

Shower room with WC, shower & sink with vanity unit

The property enjoys inbuilt storage throughout

OUTBUILDINGS

Stable with attached garage

Garden shed

EXTERNALS

Lawned garden with south facing patio

Rear garden

Ample parking

The plot is fully enclosed.

LOCATION:

> 2 km Shops, bars, restaurants, schools, medical centre, bakery, pharmacy, sports centre, skate park, riding arena - St André des Eaux

9 km nearest TGV station