

Charming 4 bedroom stone property. Countryside views & 30 mins sea, set within acre in Loire-Atlantique.

EXCLUSIVE



## INFORMATION

Town:	Pontchâteau
Department:	Loire-Atlantique
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	1003 m2



## IN BRIEF

### GROUND FLOOR

Hallway

Large open plan lounge-dining room with exposed stone walls, insert fireplace & patio doors overlooking the mature garden

Open plan, fitted kitchen

Utility & boiler room

WC

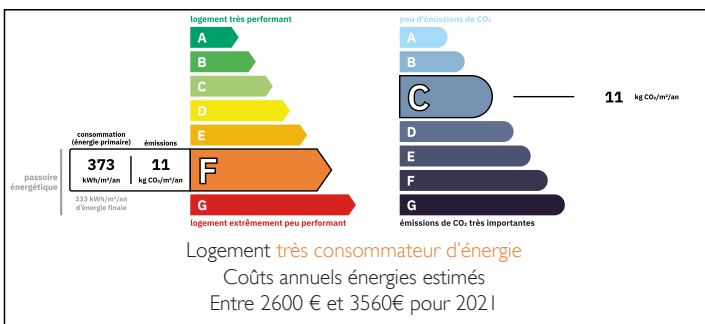
Bathroom with bath, sink & vanity unit, washing machine & shower cubicle

Bedroom 1

### FIRST FLOOR

This split-level property is built on a slope, meaning the 1st floor is accessible via an internal staircase or can be accessed via an external door, as though at ground level. Due to this unusual and highly flexible layout, the property could very easily be divided into

## 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.

\*Mezzanine

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Master bedroom 4 – which enjoys magnificent...



## DESCRIPTION

... Private shower room 3 with shower cubicle, sink & vanity unit, heated towel rail & WC

The property is equipped with inbuilt storage throughout.

Some furniture and contents are negotiable separately, if wishing to buy furnished.

## OUTBUILDINGS

Detached outbuilding, connected to electrics. Excellent, dry storage space with internal lighting. Garden shed

## EXTERNALS

The house is set within ¼ acre of garden, which bursts into colour once spring arrives and its borders and blossom flourish. It is secure, private and fully enclosed.

## LOCATION

A peaceful hamlet in a countryside location just outside the dynamic town of Missillac, famed for its château and international standard golf course. Half an hour from a choice of beaches. Nestled in the countryside, in easy reach of a lively, small town and in easy reach of the city. Just perfect!

4,5 km Missillac  
4,5 km Pontchâteau  
58 km airport Nantes  
80 km airport Rennes  
155 km St Malo  
430 km Paris

## LOCAL TAXES

Taxe foncière: 1199 EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>