LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32590JHK44 Price: 469 000 EUR

agency fees to be paid by the seller

A gorgeous, renovated 3 bed country cottage just 10 minutes from the beach - the best of both worlds!















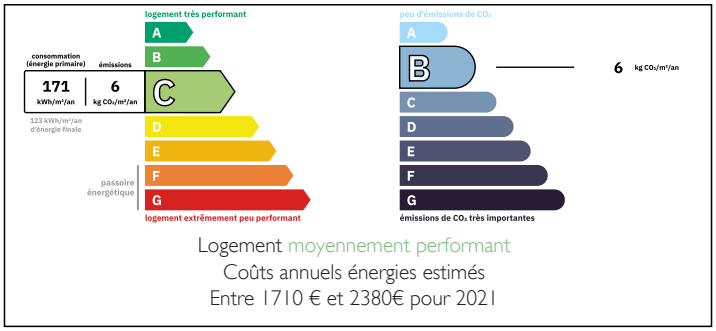
INFORMATION

Town:	La Baule-Escoublac
Department:	Loire-Atlantique
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	540 m2

IN BRIEF

Properties with a style & location like this don't come on the market very often. Attractively renovated for modern living, you have a large open kitchen-diner, plenty of space to get creative in the kitchen & be sociable, & with the bonus of a cosy corner lounge with wood-burner. For family relaxing times, there is also another separate larger lounge, great for film nights & parties. For the work times, there is an office with doors out to the garden which could perhaps double-up as a spare downstairs 4th bedroom. Also on the ground floor is a toilet & a utility room so that your large living spaces can stay uncluttered; Upstairs are two double bedrooms with vaulted ceilings making them feel even larger, The 3rd bedroom could be another workspace. The landings are spacious as...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1710 € et 2380€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**514 EUR**

NOTES

DESCRIPTION

OVER 100 PHOTOS/VIDEOS & 360° VIDEO TOUR AVAILABLE, PLEASE ASK!
*** Great value for money in this exclusive sought-after sector at below 4000€ per m2! ***
This fabulous house consists of::
(Approximate measurements)
Downstairs -
Large lounge 30m2
Kitchen 21m2
Small lounge 15m2
Study/spare 4th room 9m2
Utility room 5m2
WC 2m2
Upstairs -
Master bedroom 21m2 with plenty of built-in hidden storage
2nd bedroom 14m2
3rd bedroom 7m2 at 1.8m height, 10m2 at floor level
Landing with workspace 8m2
Corridor (possibility for extra work/play space, great for storage) 8m2
Family bathroom 7m2 at 1.8m height, 10m2 at floor level.
Half-height loft space for storage.
Outside -
Large terrace leading out from kitchen doors
Small 'shed' as part of the house, separate garden shed, barbecue area, manageable lawn and side gate.
Parking to the front for several vehicles and an attractive old stone pigsty ruin, turn into a feature perhaps!
Easy to enjoy the countryside or nip to the beach. Great shopping in La Baule, Guerande, Saint-Nazaire, Vannes and Nantes and great transport links. Come and see this lovely property!

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