LEGGETT
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Ref: A44943SR44 Price: 374 000 EUR

agency fees to be paid by the seller

Family Home with 5 Bedrooms and Garden in La Chapelle-sur-Erdre







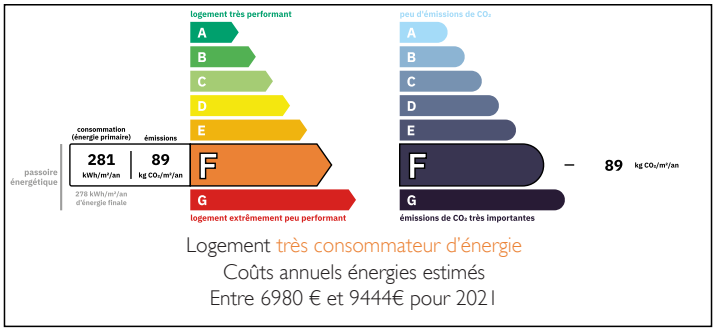








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6980 € et 9444€ pour 2021

INFORMATION

Town:	La Chapelle-sur-Erdre
Department:	Loire-Atlantique
Bed:	5
Bath:	2
Floor:	193 m2
Plot Size:	551 m2

IN BRIEF

Ideally located close to Beauregard High School and the centre of La Chapelle-sur-Erdre, this pleasant family home offers generous living space and an ideal layout for a large family.

Spread over three levels, the property benefits from several living areas, allowing everyone to enjoy their own space and adapt the home to their lifestyle. The house includes 5 bedrooms and 2 shower rooms, combining comfort and practicality for everyday living.

You will also appreciate the covered terrace and enclosed garden, perfect for summer meals, relaxing moments or family gatherings.

Some modernisation work will help reveal the full potential of this property and transform it into a warm and welcoming home tailored to your taste.

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: **275 EUR**

NOTES

DESCRIPTION

The house is composed as follows:

- Entrance hall: 11 m²
- Kitchen: 13.80 m²
- Living room / Bedroom1 opening onto the garden: 20.50 m²
- Small bar area: 5.28 m²
- Shower room: 4.80 m²
- Boiler room: 3.06 m²
- Under-stair cupboard: 2.14 m²
- Garage: 23 m²
- Covered terrace: 19 m²

FIRST FLOOR

- Landing: 5.16 m²
- Kitchen: 14.86 m²
- Living room: 18.62 m²
- Dining room: 12.37 m²
- Hallway: 4.82 m²
- Bedroom 2: 10.58 m²
- Bedroom 3: 11.05 m²
- Bedroom 4: 13.40 m²
- Bathroom: 4.48 m²
- WC: 1.28 m²

SPIRAL STAIRCASE – SECOND FLOOR:

- Landing: 11.12 m²
- Water point: 1.58 m²
- Eaves storage: 5 m²
- Bedroom 5: 8.67 m²
- Lounge / Bedroom: 22.07 m²
- Attic for storage and laundry: 20.07 m²

OUTSIDE

An enclosed garden

TECHNICAL INFORMATION

Oil-fired heating and wood heating
Chimney flue requires lining/tubing up to the roof