

7-Bed 1835 Estate Property with self contained Apartment and Stunning River Frontage & Pool, 31km from Nantes

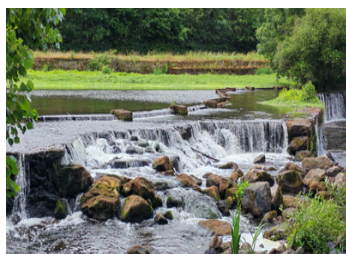


INFORMATION

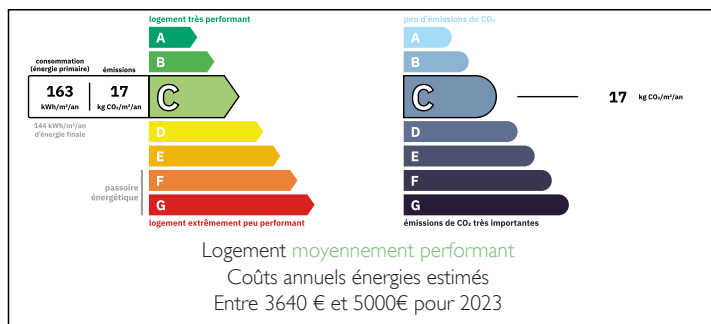
Town:	Gétigné
Department:	Loire-Atlantique
Bed:	7
Bath:	6
Floor:	301 m2
Plot Size:	16665 m2

IN BRIEF

1835 French estate, 301m² habitable, 16,665m² plot, stunning river frontage, 12 rooms, 7 beds (inc. self-contained 2-bed apartment), 6 baths, 6 WCs, 25m² terrace, cellar, 11x8m pool & pool-house, workshop, bread oven, 5 parking spaces, thermodynamic heating, wood/oil, fibre internet, ideal gîte business or family home, 2.2km to the nearest station station, 12 mins Clisson, 31km Nantes airport.



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

Hidden away in a lush green sanctuary far from urban bustle, this estate offers absolute peace and timeless charm. The open gardens shaded by mature trees and your stunning private river frontage, the idyllic grounds create a tranquil haven for relaxation. The Residence: The 1835 main house (301m²) features an entrance hall, office, open-plan kitchen/living space leading onto a 25m² terrace with park views, sitting room, and formal dining room with fireplace. Ground floor includes a bedroom, shower room, WC, utility, and cellar access. Upstairs are 4 bedrooms (2 en-suite) and a family bathroom. A separate 2-bed flat offers ideal guest or gîte potential.

Outdoors: 11x8m pool with pool-house, traditional bread oven, workshop, and parking.

Location & Transport: 12 mins to historic Clisson, 2.2km to Cugand railway station, 31km to Nantes Airport, with direct access to major road networks.

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

NOTES