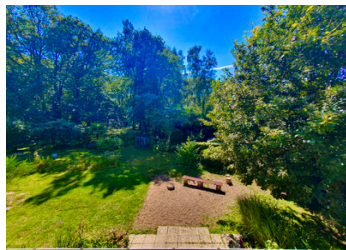


5 bedroom house set in woodland on exclusive private estate. 10km beaches.



INFORMATION

Town:	Herbignac
Department:	Loire-Atlantique
Bed:	5
Bath:	2
Floor:	196 m2
Plot Size:	4595 m2



IN BRIEF

GROUND FLOOR

Entrance hall 4.9 m²

Large lounge-dining room with woodburner & patio doors overlooking the mature, wooded garden 37m²

Equipped, fitted kitchen 10 m²

Utility area

Bathroom with corner bath, sink & vanity unit, heated towel rail, shower cubicle & WC 7.7 m²

Bedroom 1 12.5 m²

Bedroom 2 10.8 m²

Bedroom 3 9.7 m²

All bedrooms have south facing patio doors overlooking the private garden.

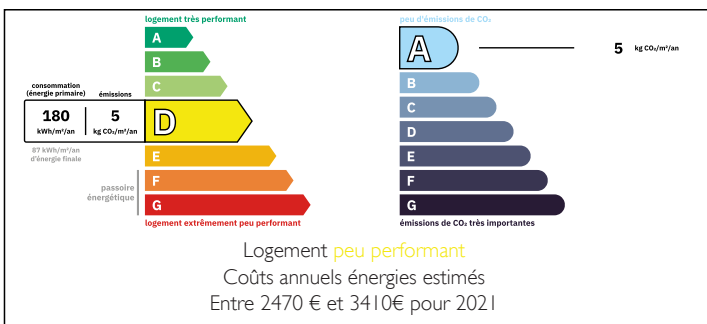
FIRST FLOOR APARTMENT

The 1st floor apartment is accessible via an internal

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1885 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The first floor apartment provides approx. 41 m² of additional living space.

Side entrance

Large landing – a perfect open plan office

Open plan lounge-dining room with fitted kitchenette

Bathroom 2 with bath & overhead shower & sink
WC

Bedroom 1

Bedroom 2

Office or child's bedroom

Under eave attic area for storage

The property is equipped with inbuilt storage throughout.

The entire ground floor, inclusive of garage, covers 163.8 m²

OUTBUILDINGS

Integrated garage with mechanic's pit & side entrance 40.7 m²

Workshop

Garden shed

Log store

EXTERNALS

The house is set within more than an acre of garden, which bursts into colour once Spring arrives. There is a patio area from which to enjoy the views of the woodland. It is secure, private and fully enclosed.

You will also become shareholder of the entire country estate which boasts a tennis court and charming woodland walks. This is a private estate, access to which is confined to the residents.

LOCATION

A countryside location just outside the dynamic town of Herbignac, well known for the Château de