

Charming 5 bed stone longère. Tranquil location. Heated pool, spa, 3/4 acre gardens. 6 km beach, 1 km golf.



INFORMATION

Town:	Saint-André-des-Eaux
Department:	Loire-Atlantique
Bed:	5
Bath:	2
Floor:	240 m ²
Plot Size:	7336 m ²



IN BRIEF

ADDITIONAL PHOTOS AND DETAILS ON REQUEST

This 19th Century, fully renovated longère consists of the following:

GROUND FLOOR

Entrance hall 5,5 m²

Sitting-dining room with stone fireplace 47,04 m²

Fitted, equipped kitchen; hidden behind glass walls but opening out onto the lounge area 9,54 m²

Light filled garden room from which floods into the living space 3,4 m²

Bedroom 11,34 m² with dressing room 2,14 m² and private shower room 4,4 m²

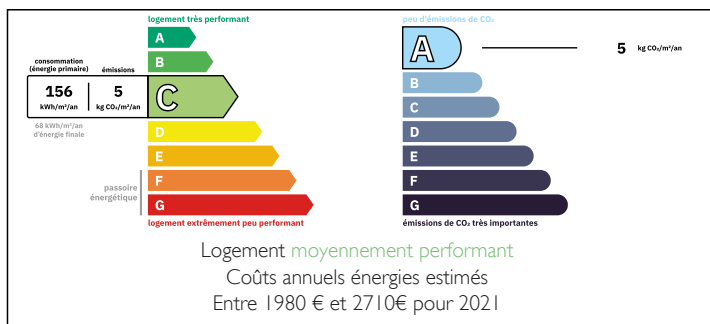
Office 14,5 m²

Laundry room 7,14 m²

Separate WC 1,98 m²

Wine cellar 5,3 m²

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.

Dressing room 0,75 m²

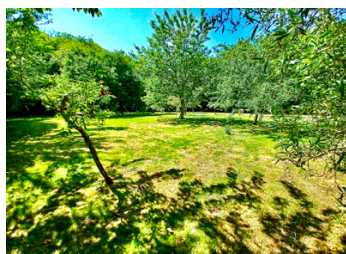
Separate WC 1,5 m²

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INDEPENDENT STONE ANNEXE

Bedroom with overhead mezzanine sleeping area



DESCRIPTION

OUTDOORS

Front terrace
Huge, rear 2nd terrace overlooking the...
Heated swimming pool
Pergola covered spa
Poolhouse with WC
Carport with 2 places
Garage & attic area
Small greenhouse
Workshop
Small outbuildings
Vast parkland. Can be sold without, if preferred.

The property has been expertly renovated to ensure there are plenty of bedrooms, quiet spaces to relax indoors and out and is light and airy whilst retaining its original character. Great attention has been paid to ensure the living space benefits from the impressive, landscaped gardens which it overlooks. It has remained within the same family for 40 years ; testament to its appeal and sought after location.

There is a wide range of schools to choose from. School transport is just 300m away.

TO DO IN THE SURROUNDING AREA

Choose your beach. la Plage de La Baule, Sainte Margu rite, La Bonne Source in Pornichet, La Turballe, Le Pouliguen, Batz-sur-Mer, Plage St Marc-sur-Mer, not to mention the lesser-known rocky bays and hidden creeks.

Sailing schools and watersports, World War II museums, salt pans, rambling paths through the Grande Bri re National Park a haven of wildlife and ornithology, historical walking tours, antique fairs, musical and cultural festivals, day and evening markets, Breton bowling, quad biking, accrobranche rope walking and a wide range of clubs and associations. There really is something for everyone.

LOCAL TAXES

Taxe fonci re: 2274 EUR

Taxe habitation: EUR

NOTES