

Renovated 19th-century stone house, 268 m², 4 beds including 1 on the ground floor, barns and land with wells.

EXCLUSIVE



INFORMATION

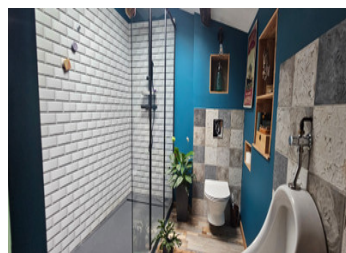
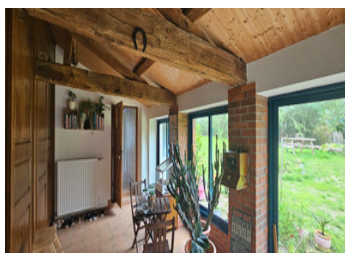
Town:	Machecoul-Saint-Même
Department:	Loire-Atlantique
Bed:	4
Bath:	2
Floor:	268 m ²
Plot Size:	4244 m ²

IN BRIEF

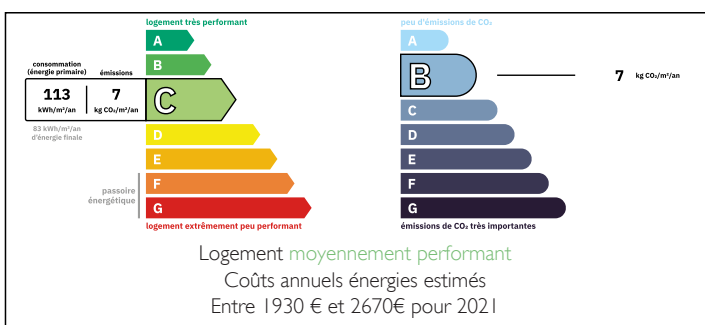
Discover this magnificent stone house, tastefully renovated and nestled in the peaceful countryside of Saint-Étienne-de-Mer-Morte. The town offers local shops and services: grocery store, bank, restaurant, schools, and is only 10 minutes away from villages with supermarkets and restaurants. The ocean is 30 minutes away, Nantes (TGV station and airport) is 35 minutes away, and Saint-Nazaire is 1 hour away.

Retaining all the charm of the old, the property offers an entrance hall with cupboard and toilet, a convivial kitchen, a bright living room with wood-burning stove, and a bedroom on the ground floor with shower room, toilet, and kitchenette opening onto a large room with an old wood-burning oven.

Upstairs, a landing leads to three bedrooms, one with independent access, and a shower room with toilet. The property also includes large outbuildings

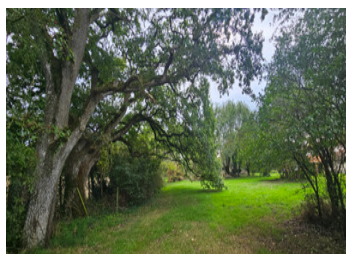


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	1359 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Additional information:

Fully renovated house, combining modern comfort with old-world charm.

Kline tilt-and-turn windows.

Heating: air/water heat pump and propane tank.

Wood-burning insert for a warm atmosphere.

Compliant septic tank.

Fiber optic connection.

Garages converted from barns.

Electric gate.

Well and garden with trees

Approximate surface areas:

Ground floor:

Entrance hall: 11.30 m²

Toilet: 1 m²

Main kitchen: 27 m²

Living room/lounge: 57 m²

Room with bread oven: 35 m²

Second kitchen: 9.25 m²

Shower room: 3.81 m²

Toilet: 1.64 m²

Bedroom/office: 29 m²

Upstairs:

Landing/office: 26 m²

Bedroom 2: 27 m²

Bedroom 3: 12.75 m²

Shower room with toilet and urinal: 12.50 sq. ft.

Above the entrance, bedroom 4: 13.50 sq. ft.

Attached barn:

Part 1: 54 sq. ft., beam height 3.62 m, entrance 2.83 m high × 2.97 m wide

Part 2: 47 m², includes boiler, opening 2.20 m × 2 m

Detached barn: