

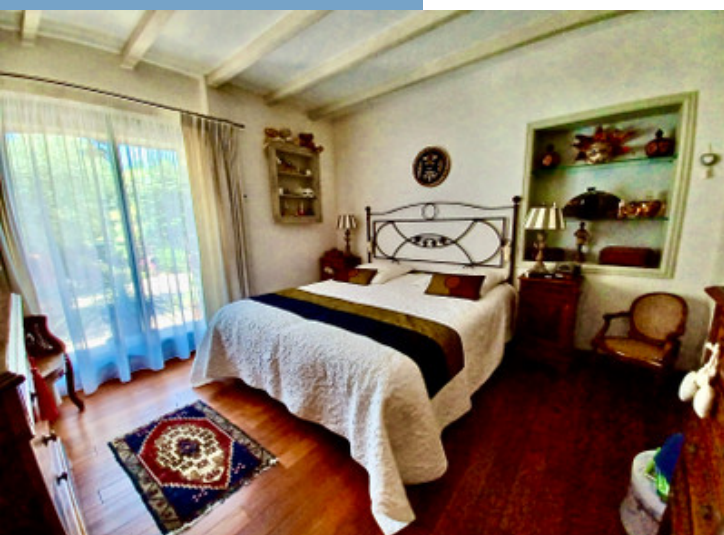


CHARMING 5 BED STONE LONGÈRE. TRANQUIL
LOCATION. HEATED POOL, SPA, 3/4 ACRE
GARDENS. 6 KM BEACH, 1 KM GOLF.

www.leggettprestige.com

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LONGÈRE. TRANQUIL
LOCATION. HEATED
POOL, SPA, 3/4 ACRE
GARDENS. 6 KM BEACH, 1

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PROPERTY FACT FILE	
REFERENCE	A37864PH44
PRICE	€ 1,088,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 050 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	240 m²
LAND	7336 m²
TOWN	Saint-André-des-Eaux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Located in one way lane within private gardens.
- Beaches, village centre close by
- International golf course within walking distance
- Spacious, high standard of finish
- Sprawling grounds and more intimate garden area

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ADDITIONAL PHOTOS AND DETAILS ON REQUEST

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

GROUND FLOOR

DESCRIPTIF

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 Marguérite, La Bonne Source in Pomichet, 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 Brière 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. Much of this is

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37864PH44>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

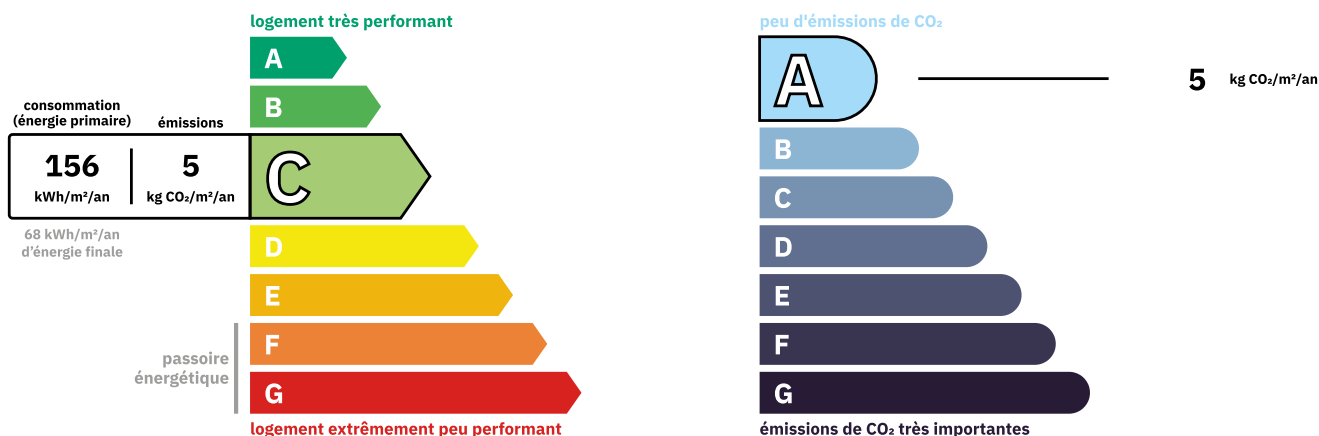
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING 5 BED STONE
LONGÈRE, TRANQUIL
LOCATION, HEATED POOL,
SPA, 3/4 ACRE GARDENS, 6 KM
BEACH, I ...

Ref : A37864PH44

ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 1980 € and 2710€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37864PH44
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr