

UNDER OFFER ! Charming 2-bedroom cottage with garden and carport, tucked away 9kms from Redon.



INFORMATION

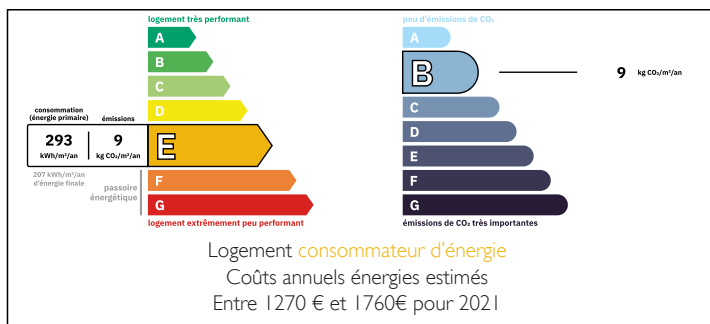
Town:	Avessac
Department:	Loire-Atlantique
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	1326 m2

IN BRIEF

This house is located just 9kms from REDON /TGV Paris and has been renovated, retaining many original features. The main entrance leads into a dining room with a feature stone fireplace and log-burner. An amazing bespoke spiral staircase leads to a mezzanine and the second bedroom. The separate kitchen has plenty of drawer and cupboard storage and offer views onto the garden and a door leading to a graveled terrace. Also on the ground floor. A cozy lounge and a double bedroom plus a bathroom with bath, overhead shower, sink and WC. A private enclosed garden completes this picture-perfect cottage.



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: 374 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Features

Heating 2 x wood burners and electric radiators

Class energy E

No public water bills as water supplied by a collective well

Tastefully decorated and in good condition throughout

Recently built car port with garden shed incorporated

Bespoke spiral staircase

Double glazing throughout

Measures : approximate

Kitchen : 9m²

Dining Room : 23m²

Lounge 18m²

bedroom 12m²

Upstairs a landing area leads into a bedroom in the eaves of in all 27m²

Carport/ shed 25m²

Distances : Village de Avesac 6kms offering basic amenities

Pleasure lake with beach and activities 10kms

Redon 9 kms

Nantes international airport 1 hrs drive

[link to more photos](#)

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