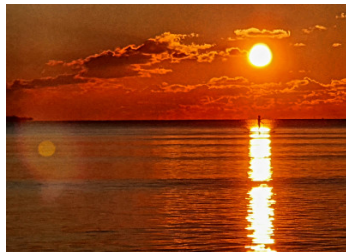


4 Bedroom House with sea views, garage & ample gardens. 200m from beach. Family home or high end 2nd home.



INFORMATION

| | |
|-------------|------------------|
| Town: | Assérac |
| Department: | Loire-Atlantique |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 120 m2 |
| Plot Size: | 949 m2 |



IN BRIEF

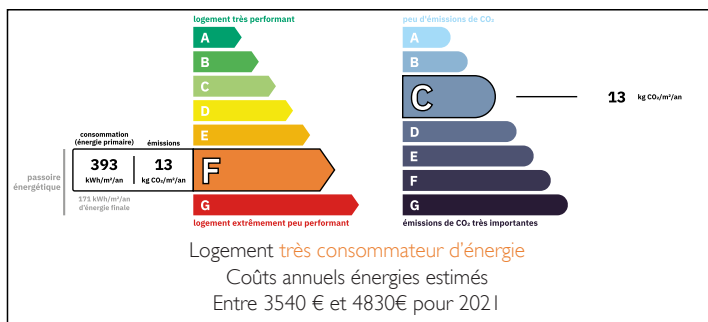
GROUND FLOOR

Entrance hall with marble staircase
Open plan lounge-dining room with fireplace
Fully equipped, fitted kitchen
Bedroom 1 with inbuilt storage
Bathroom with bathtub, hand shower & sink with vanity unit
Separate WC

FIRST FLOOR

Landing leading onto...
Bedroom 2 with inbuilt storage
Bedroom 2 with inbuilt storage
Shower room with shower cubicle, sink & vanity unit
Separate WC
Bedroom 4 with inbuilt storage & connecting door to...
A small bedroom or office area with hand basin

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.

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Attached garage with utility area

2 x garden shed

Rear patio



LOCAL TAXES

Taxe foncière: 1184 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

TO DO IN THE SURROUNDING AREA

A splendid, sandy beach awaits at the end of the road. A Kitesurf school offers watersports to the adventurers amongst you. There are music & cultural festivals, markets both day and night, antiques fairs, walking tours discovering the history & architecture, tennis, Breton bowling & various clubs and associations... Much of this is free!

The Grande Brière national park is minutes away. A labyrinth of salt pans, it is perfect for rambling & home to a variety of birds & wildlife. The south of the Côte d'Amour is rich in WW II history including the Blockhaus, instrumental in defeating the Germans. Known for its ship building industry, submarine base, ocean liners and the home of Airbus, various museums allow the public on board these magnificent vessels for which France is famous in order to discover the history for which this so well known..

To the South you will find the mediaeval, walled city of Guérande, La Baule with its famous casino, international golf course & horse races and the longest beach in Europe. Plus the Oceanarium in Le Croisic.

To the North are other rocky bays and the resort of Pénestin. This commune is sandwiched between Loire-Atlantique and the Morbihan, Brittany.

Whether a permanent residence, holiday home, seasonal let or investment, this ticks all the boxes.

LOCATION

200m Nearest beach, Pont Mahé
5 km Grocery store
10 km Large supermarket
4,5 km TGV station
20 km Guérande
22 km La Baule