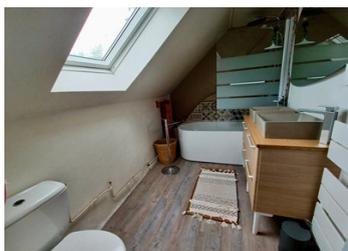


Cosy 4 bedroom, traditional 18th Century cottage with swimming pool. Ample gardens. 7 km beach.



INFORMATION

Town:	Saint-Molf
Department:	Loire-Atlantique
Bed:	4
Bath:	2
Floor:	175 m ²
Plot Size:	1880 m ²



IN BRIEF

ADDITIONAL PHOTOS & INFO ON REQUEST

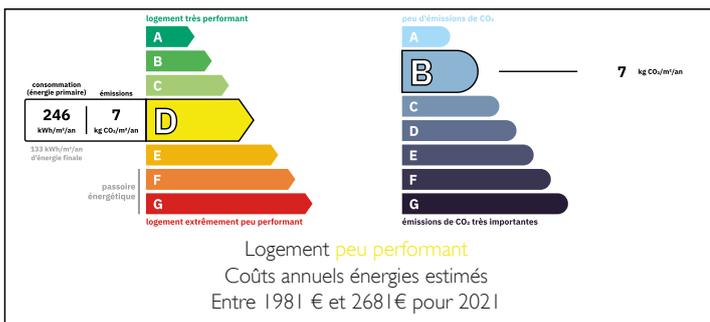
GROUND FLOOR

Immense open plan lounge 37 m²
 Dining room with open fireplace 31,5 m²
 Fully equipped, fitted kitchen 5,10 m²
 Corridor with inbuilt storage & concealed utility area 5,8 m²
 Storage room 8 m²
 Main entrance / office area 5,4 m²
 Bedroom 1 with bathtub, hand shower & double sink with vanity unit 20,5 m²
 Separate WC 1,6 m²

FIRST FLOOR

Landing leading onto...
 Bedroom 2 with feature chimney breast 9,9 m²
 Bedroom 3 / study 8,5 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.

modern living standards.



DESCRIPTION

OUTBUILDINGS & EXTERIOR

Attached carport

Wood store and sheltered storage

Swimming pool

Adjacent patio with incorporated barbecue area

Gravelled driveway with adequate parking for multiple vehicles

The garden is entered via an electric gate and is fully enclosed with views over the countryside

The property and its gardens are not overlooked

TO DO IN THE SURROUNDING AREA

Choose your beach. La Turballe, Piriac-sur-Mer, Mesquer, Quimiac, Assérac or even La Baule, the Côte d'Azur of the west. Sandy beaches with views over the Atlantic start just 10 km away.

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 and accrobranche rope walking and a wide range of clubs and associations. Even the beaches – hidden coves, long stretches of sand with neighbouring facilities, even nudist. Take your pick. There really is something for everyone. Much of this is free!

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.

To the South you will find the mediaeval, walled city of Guérande, La Baule with its famous casino, international golf course, horse races and famous Grande...

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES