

Charming 5 bed stone longère. Tranquil location. Heated pool, spa, 3/4 acre gardens. 6 km beach, 1 km golf.



## INFORMATION

Town:	Saint-André-des-Eaux
Department:	Loire-Atlantique
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	7336 m2

## IN BRIEF

ADDITIONAL PHOTOS AND DETAILS ON  
REQUEST

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

## GROUND FLOOR

Entrance hall

Sitting-dining room with stone fireplace

Fitted, equipped kitchen; hidden behind glass walls but opening out onto the lounge area

Light filled garden room from which floods into the living space

Bedroom with dressing room and private shower room

Office

Laundry room

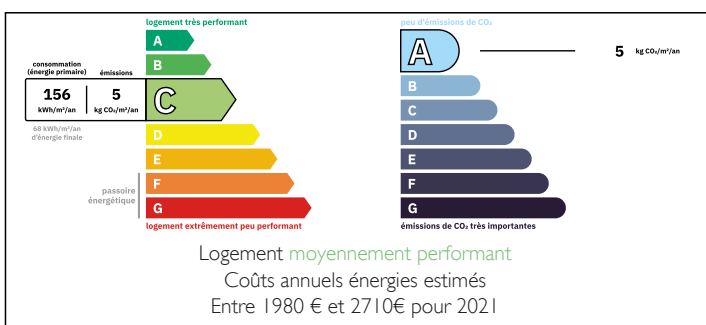
Separate WC

Wine cellar

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## ENERGY - DPE

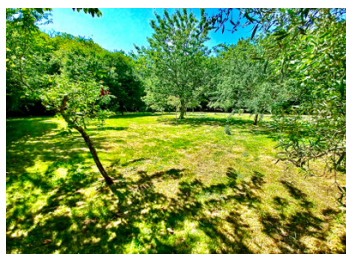


NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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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Bedroom with 5 overhead mosquito sleeping area, sink, WC - a teenage paradise



## LOCAL TAXES

**Taxe foncière:** 2274 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

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 Marguerite, La Bonne Source in Pornichet, 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 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.

La Baule is to...