

Traditional, eco-friendly wooden home. Exclusive hamlet .Ample gardens, partially constructible. 10 km beach.



## INFORMATION

Town:	Assérac
Department:	Loire-Atlantique
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	3136 m2

## IN BRIEF

ADDITIONAL PHOTOS & INFO ON REQUEST

### GROUND FLOOR

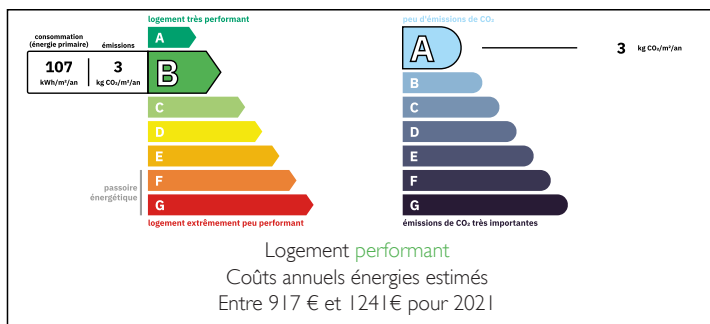
Hallway with large storage cupboard  
WC with hand basin  
Open plan lounge with bay windows and patio doors  
Corner office area  
Fully equipped, fitted kitchen  
Laundry room  
Integrated garage

### FIRST FLOOR

Landing leading onto...  
Bedroom 1  
Bedroom 2  
Bedroom 3 with separate dressing area (option to create shower room)



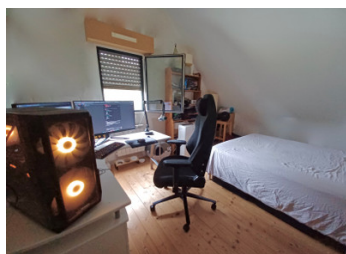
## ENERGY - DPE



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.

The property has been well designed and attractively decorated. Rooms are spacious. It enjoys modern living standards.



## DESCRIPTION

### TO DO IN THE SURROUNDING AREA

Choose your beach. Pont Mahé, Pen Bé, La Turballe, Piriac-sur-Mer, Mesquer, Quimiac, Pénestin, 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 Plage. Plus the Oceanarium in Le Croisic.

To the North are other rocky bays and the resort of Pénestin. This commune is in Loire-Atlantique but just over the border from Morbihan, southern Brittany, which also merits a visit.

Whether a permanent...

## LOCAL TAXES

**Taxe foncière:** 1245 EUR

**Taxe habitation:** EUR

## NOTES