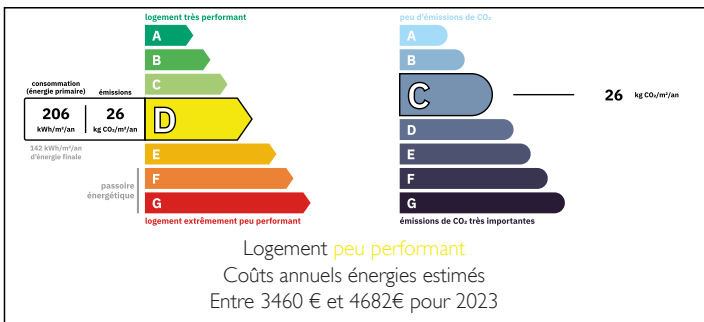


10 km sea.Exclusive location. Large, updated family home.Option to create separate apartment.Huge workshop.



## ENERGY - DPE



## INFORMATION

Town:	Saint-Lyphard
Department:	Loire-Atlantique
Bed:	5
Bath:	2
Floor:	190 m <sup>2</sup>
Plot Size:	1587 m <sup>2</sup>

## IN BRIEF

ADDITIONAL PHOTOS & INFO ON REQUEST

### BASEMENT

Double garage, 2 workshops, boiler room, wine cellar, WC 3 : 138,38 m<sup>2</sup>

### GROUND FLOOR

Conservatory 18 m<sup>2</sup>

Entrance hall 6,4 m<sup>2</sup>

Open plan lounge with balcony & woodburner 30,73 m<sup>2</sup>

Fully equipped, fitted kitchen 9,93 m<sup>2</sup>

Utility area 3,67 m<sup>2</sup>

Corridor 7,54 m<sup>2</sup>

Bedroom 1 currently used as an office 12,47 m<sup>2</sup>

Bedroom 2 11,53 m<sup>2</sup>

Bedroom 3 10,51 m<sup>2</sup>

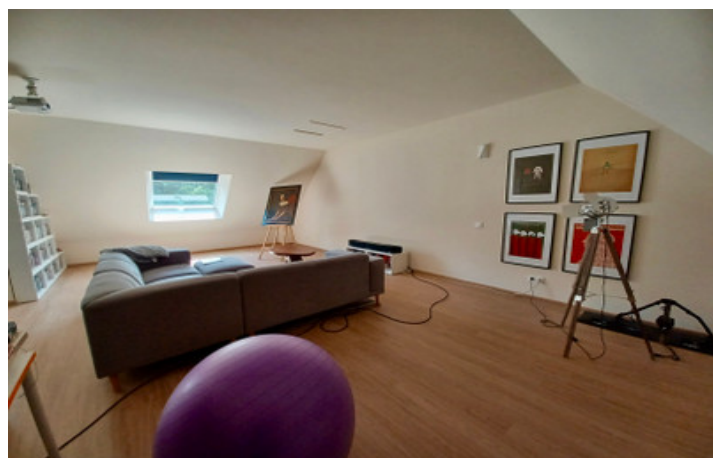
Shower room with wet room & double sink with vanity unit 6,40 m<sup>2</sup>

Separate WC with hand basin 1,72 m<sup>2</sup>

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 477 Add an external staircase & the top floor could become a self-contained, independent apartment for adult children, extended family or as a holiday let. The property has been well designed and...



## DESCRIPTION

### OUTBUILDINGS & EXTERIOR

Wood store  
Sheltered barbecue area  
Gravelled terrace  
Parking area  
Vegetable garden  
Old pigeonnier

The land consists of a warren of gardens, entered via double gates. There are fruit trees in abundance, shady spots and an entertainment area around the barbecue.

The property and its gardens are not overlooked yet neighbours are close by. Privacy and a community can be had.

### TO DO IN THE SURROUNDING AREA

Choose your beach. Pont Mahé, Pen Bé in Assérac, La Turballe, Piriac-sur-Mer, Mesquer, Quimiac 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.

## LOCAL TAXES

**Taxe foncière: 2345 EUR**

**Taxe habitation: EUR**

## NOTES