

Charming quiet family home in Pontchâteau, exceptional private grounds with no overlooking.



## INFORMATION

Town:	Pontchâteau
Department:	Loire-Atlantique
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	21229 m2



## IN BRIEF

Nestled in a vast 21 229 m<sup>2</sup> wooded plot without overlooking, this 235 m<sup>2</sup> house offers functional design. Eight rooms – five bedrooms, three bathrooms, living room, dining room – perfect for family comfort.

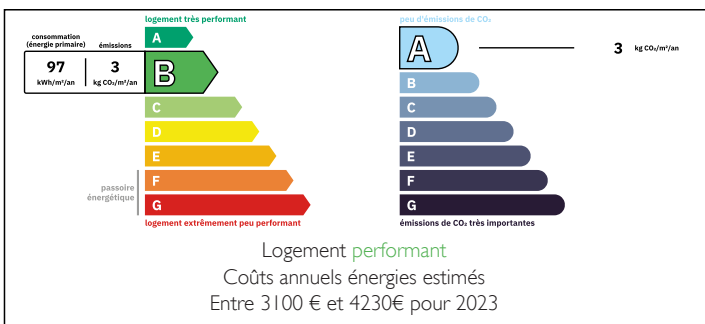


Welcoming dining area for family meals. A large terrace, two garages, parking, and outbuildings. Modern hot water & heating.

Pontchâteau (11,000 residents): schools, shops, and transport nearby. Airport 13.7 km. Built in 1982, well maintained. Peaceful authentic charm.



## 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.



## DESCRIPTION

This charming family home is located in a quiet neighbourhood of Pontchâteau, a peaceful commune in Loire-Atlantique, ideal for those seeking a haven of peace away from the urban hustle. Built with particular attention to everyday comfort, this property offers a spacious and functional living space, perfectly suited to the needs of a family. The main rooms, bright and well arranged, include a convivial living room, an equipped kitchen, and several bedrooms, allowing for smooth organization of family activities.

The true asset of this house lies in its exceptional grounds, with a generous surface area and no overlooking, ensuring absolute privacy. You can thus fully enjoy the outdoors: a wooded garden for moments of relaxation, space for children's play, all in a green and serene setting. Located near local amenities such as schools, shops, and transportation, this residence combines rural tranquillity with practical accessibility.

In summary, this house represents a rare opportunity to acquire a property that blends comfort, residential calm, and exceptional private grounds, all in a dynamic and attractive region.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES