



House

GUERANDE (44)

997 500 €



228 m²



7 pièce(s)



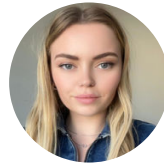
5 chambre(s)

PROPERTY DESCRIPTION

Lovers of charm and authenticity, immerse yourself in the intimacy of a refined, warm, spacious cottage, completely renovated with taste and elegance, located in a hamlet in a central position on the Guérande peninsula, in the Brière Regional Natural Park, between Loire and Vilaine, 10-15 minutes by car from the numerous beaches and ports of the peninsula, around ten minutes from the medieval city, and 1.5 km from local shops. You will appreciate the marriage of exposed granite stones, the thatched roof and designer decoration. The large living room of almost 71 m² includes an open fireplace, a new open premium kitchen with central island and fully fitted, two living rooms as well as an adjoining room offering plenty of storage. The 2nd living room of 20m² can serve as a 6th bedroom or a work space (e.g. independent office with private access). On one level, you access via a hall a dressing room, a laundry room and a separate toilet, then a master suite with its bathroom with walk-in shower, warmly decorated. Upstairs, a landing leads to an office area and four beautiful bedrooms, including another master suite with its bathroom and WC, and another shower room. The 3 toilets in the house are suspended and the 2 bathrooms on the 1st floor have teak parquet flooring. The house is set in a wooded plot of 1061 m², with a landscaped, enclosed garden, not overlooked, and its mirror swimming pool (11x4x1.3m) with peripheral overflow, heated by a dedicated heat pump and secured by a shutter. submerged, approximately 200 m² of terraces in 120 slabs and Accoya wood, outbuildings (pool room, 30 m² shed), and a 60 m² covered courtyard housing a large, friendly dining area with radiant heating for al-fresco evenings '. Three parking spaces with an electric car charging socket. Very large potential for seasonal rentals (in operation since 2010; reports on request); with this in mind, the house can be sold furnished. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Mathilde LE MIRE

**LA-BAULE-ESCOUBLAC
(44500)**

Agent

RSAC : 903 800 159 00019

Courts service city : SAINT
NAZAIRE

(+33)6 76 13 65 43

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841779
Property type House
Year of construction 1940

SURFACES

Living space 228 m²
Land surface 1061 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 5
Number of bathrooms 1
Toilets count 3
Washrooms 2
Terrace 1

DPE/GES

DPE 237
GES 7

APPENDIX

Parking extérieur
Parking space 3
Videophone Non

SERVICES

Heater électricité
Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle