



Luxury longère & 2 bed cottage & heated swimming pool & planning permission for additional property within enclosed, landscaped gardens, near beaches on border of South Brittany

Traditional charm combines with excellent quality fixtures and fittings & designer tastes, resulting in a highly individual, superior period property. 10 minutes from sandy beaches and perfectly located between Vannes and Nantes.

Town: herbignac
Dept: Loire Atlantique
Plot size (m2): 2040
Habitable (m2): 205
Bedrooms: 7
Bathrooms: 4
Agent: Sally Pitcher

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phld5951.pdf

€ 901 000

The longère accommodation is as follows:

Ground floor: Hallway, large sitting room with open fireplace, WC, equipped kitchen and dining room, office and utility room.

First floor: WC, bedroom 1, luxury bathroom with shower cubicle, bedrooms 2, 3 & 4 & shower room.

The quality of finishes is outstanding, and as should be expected of such a luxury residence. The traditional exposed beams work well with modern, clean lines.

The separate cottage, set within the gardens, offers a ground floor sitting room, currently used as a gym, kitchenette, WC, and wash room, plus a further WC and shower room upstairs, and 2 bedrooms.

The mature gardens are equally exceptional. There is a long terrace, Japanese steps, a heated swimming pool, and planning permission has been granted for a house offering up to 80 m² living space, where the wood store is currently located.

This property is situated in the Loire-Atlantique, on the border of South Brittany. It is well located to access the towns of Herbignac, St Lyphard and La Roche Bernard. A short drive will lead you to the charming Gulf of Morbihan, or La Baule, whereas the vibrant city of Nantes is 40 minutes away. The surrounding area has a . . .



Grand Ouest

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