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## Fisherman's house of 170m<sup>2</sup>. including 4 bedrooms. with garde

**Pont-Saint-Martin** , **Loire-Atlantique** , **Western Loire**



# €350,000

inc. of agency fees

4 Beds      170 sqm      0.03 ha

20km from the center of Nantes, 50km from Pornic and 60km from the island of Noirmoutier, in the heart of a fishing village: Lac de Grand-Lieu, interesting potential for this 2-storey house from the 1880s...

### At a Glance

<b>Reference</b>	MFH-CJC02077	<b>Near to</b>	Pont-Saint-Martin	<b>Price</b>	€350,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

20km from the center of Nantes, 50km from Pornic and 60km from the island of Noirmoutier, in the heart of a fishing village: Lac de Grand-Lieu, interesting potential for this 2-storey house from the 1880s consisting of a large living room with fireplace of 64m<sup>2</sup>, independent kitchen, 4 bedrooms, bathroom, shower room, office, laundry room, storage room... All opening onto a 20m<sup>2</sup> terrace and its enclosed garden of 302m<sup>2</sup>, all

facing south . Ideal for both main and secondary homes. Plan for refreshment work. Possibility of also investing 100m away in a double garage of 62m2 with electricity + water EUR32,000.

Information on the risks to which this property is exposed is available on the G orisks website [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	4
Price	€350,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.03 ha

## Location: Western Loire



# Gallery







As Featured in

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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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