



5 BEDROOM HOUSE SET IN WOODLAND ON  
EXCLUSIVE PRIVATE ESTATE. 10KM BEACHES.



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## PROPERTY FACT FILE

REFERENCE	A31930PH44
PRICE	€ 411,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (395 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	196 m <sup>2</sup>
LAND	4595 m <sup>2</sup>
TOWN	Herbignac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

\*Price based on current exchange rate which is subject to change





- Exclusive location on private 16.5 hectare estate
- South facing. Spacious rooms flooded with light.
- B&B potential, family home, or house & rental.
- A choice of sandy beaches within 10 km.
- Completely private yet just 3 km from town.

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## GROUND FLOOR

Entrance hall 4,9 m<sup>2</sup>

Large lounge-dining room with woodburner & patio doors overlooking the mature, wooded garden 37m<sup>2</sup>

## DESCRIPTION

The first floor apartment provides approx. 41 m<sup>2</sup> of additional living space.

Side entrance

Large landing – a perfect open plan office

Open plan lounge-dining room with fitted kitchenette

Bathroom 2 with bath & overhead shower & sink

WC

Bedroom 1

Bedroom 2

Office or child's bedroom

Under eave attic area for storage

The property is equipped with inbuilt storage throughout.

The entire ground floor, inclusive of garage, covers 163.8 m<sup>2</sup>

## OUTBUILDINGS

Integrated garage with mechanic's pit & side entrance 40.7 m<sup>2</sup>

Workshop

Garden shed

Log store

## EXTERNALS

The house is set within more than an acre of garden, which bursts into colour once Spring arrives. There is a patio area from which to enjoy the views of the woodland. It is secure, private and fully enclosed.

You will also become shareholder of the entire country estate which boasts a tennis court and charming woodland walks. This is a private estate, access to which is confined to the residents.

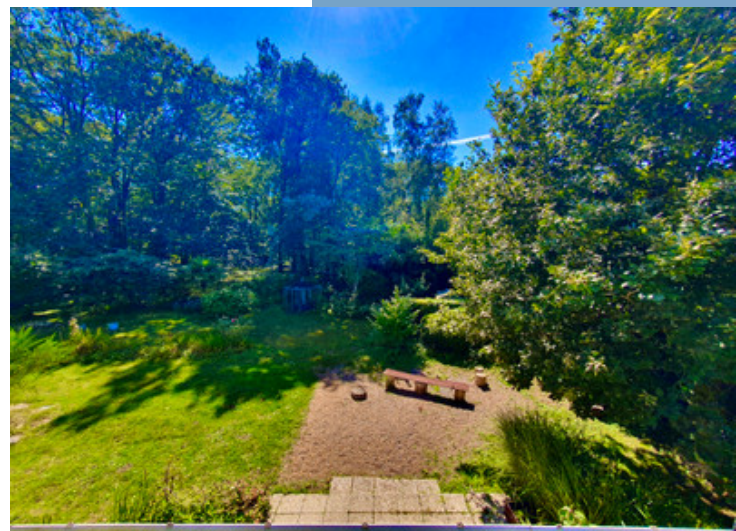
## LOCATION

A countryside location just outside the dynamic town of Herbignac, well known for the Château de Ranrouët. It offers a wide range of services and shops, including a large hypermarket. In the opposite

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31930PH44>

COMPLETE FILE AND PHOTO ON REQUEST



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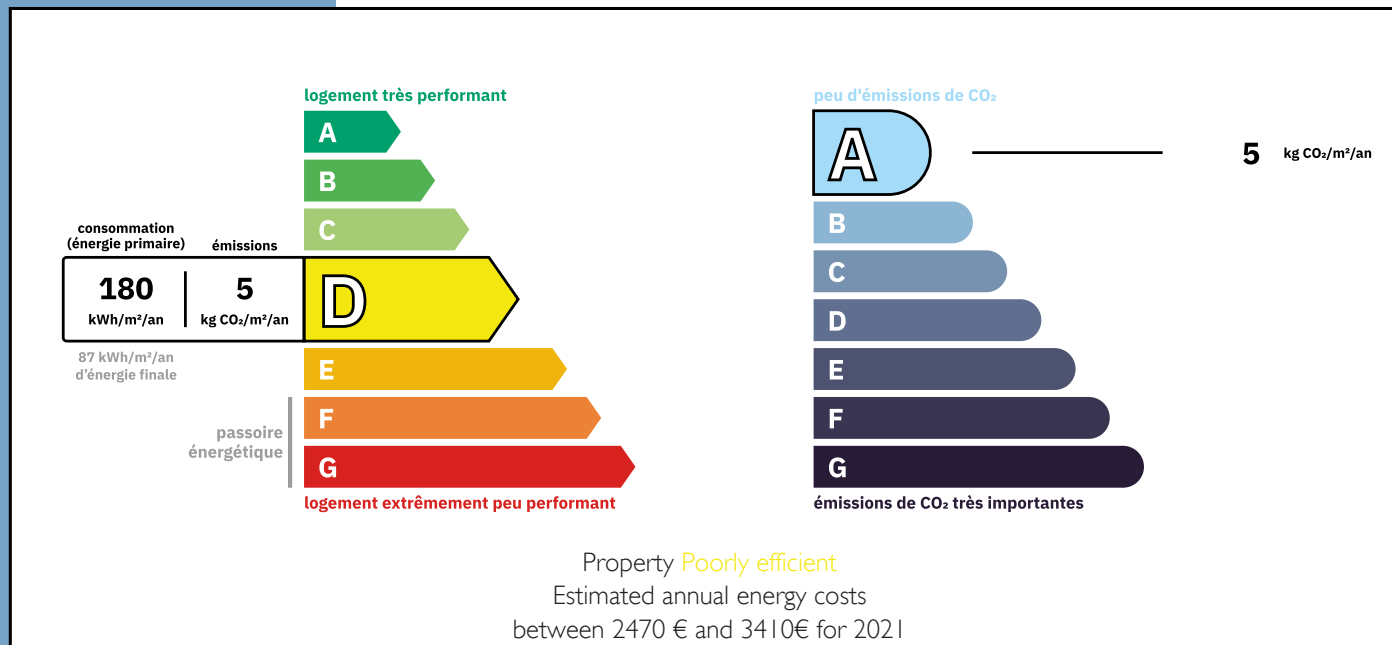
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## ENERGIE-DPE

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



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## CONTACT

Réf :A31930PH44  
FILE COMPLETE  
AND PHOTOS  
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