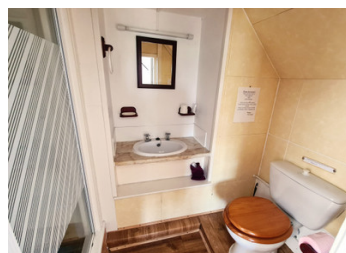


Pretty 3-bedroom property with 2 gites, numerous outbuildings and pool, all set in stunning surroundings



## INFORMATION

Town:	Louvigné-du-Désert
Department:	Ille-et-Vilaine
Bed:	8
Bath:	5
Floor:	300 m2
Plot Size:	10038 m2

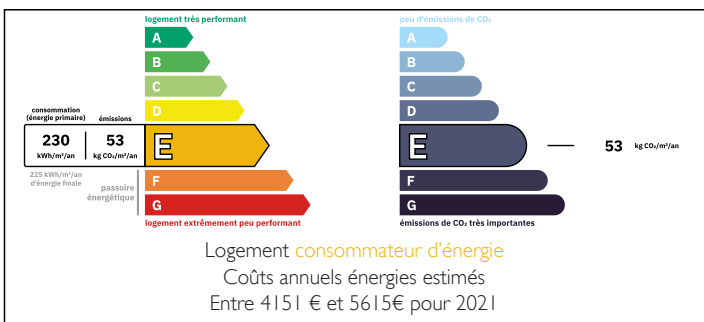


## IN BRIEF

A fantastic opportunity to own a 3 bedroom-barn conversion with a 5-bedroom farmhouse and a 1-bedroom studio. Good size plot, totally private, 8m x 4m swimming pool, games room, paddock, pond and further outbuildings. All set at the end of its own driveway surrounded by pretty countryside and stunning views.

Minutes from the popular town of Louvigny du Désert with its bars, restaurants and commerce, and 40 minutes to the coast

## 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

Property 1;

This is a barn conversion that is full of charm and character. You enter into an open plan living area (45m<sup>2</sup>) with the kitchen in the corner that has plenty of storage and work surfaces, a dining area and the lounge that is centred around the wood burning stove. Beams and open stone walls are part of the existing original features. A bathroom with WC (4m<sup>2</sup>) along with a handy utility (4m<sup>2</sup>) and pantry (6m<sup>2</sup>) are also found on the ground floor. The staircase leads to a mezzanine area that is currently used as an office (6m<sup>2</sup>) and which leads to 3 double bedrooms that all have space for storage (9m<sup>2</sup>, 9.2m<sup>2</sup> and 12m<sup>2</sup>).

Property 2;

This property is currently rented out as a gite. You enter into an open plan living and dining area (50m<sup>2</sup>). A large 10 to 12-seater dining table is in front of a central fireplace where all guests can dine together or go and relax in the lounge area. A fitted kitchen (13m<sup>2</sup>), has everything needed and spacious enough for potential guests. Also on this floor are 2 bedrooms. The first is a good size double (14m<sup>2</sup>) with en suite shower room (3.16m<sup>2</sup>). The second (13m<sup>2</sup>) also sits next to a fully fitted bathroom (6.3m<sup>2</sup>). A further shower room and WC (2.1m<sup>2</sup>) complete this floor. Upstairs you find a further 3 bedrooms. The first (14.8m<sup>2</sup>) has an en suite shower room of (1.2m<sup>2</sup>). The other 2 bedrooms...

## LOCAL TAXES

Taxe foncière: **1733 EUR**

## NOTES