

Impressive ensemble in peaceful countryside setting (1 acre) including a family home and a detached cottage

EXCLUSIVE



INFORMATION

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|-------------|---------------------|
| Town: | Saint-Marc-le-Blanc |
| Department: | Ille-et-Vilaine |
| Bed: | 3 |
| Bath: | 5 |
| Floor: | 176 m2 |
| Plot Size: | 4296 m2 |

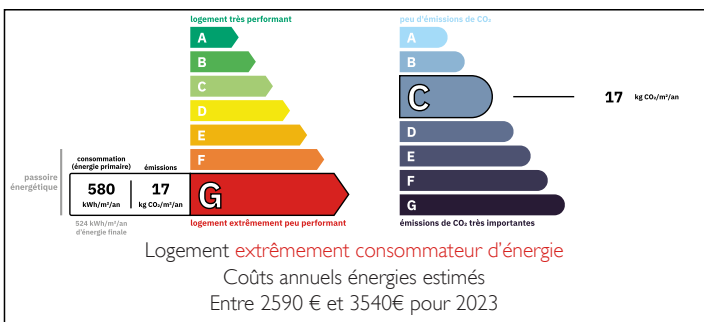
IN BRIEF

Located in a sought-after location close to St-Marc le Blanc, this hundreds year-old family home will need some renovation work but it offers everything and more. You benefit from a countryside setting but a short drive to the popular town of St-Brice en Coglès with good amenities, schools & services.

Set back from the road and nestled in a lovely wraparound garden for quality of life and no overlooking neighbours, this gorgeous quirky home could be a great family home and with some renovation work it offers a gite(s) potential.

The main house includes an entrance, a lounge with wood burner, a fully fitted kitchen, a bedroom, a shower room and WC. On the first floor, you have a landing, a bedroom, a bathroom, a storage, and 3 attic rooms and on the second floor, a mezzanine, a shower room,...

ENERGY - DPE



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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

Main house:

First, you have the main home. Entering into an entrance hall where there is storage for coats and shoes, you first access a room (a study or a small bedroom), a shower room and separate WC. Off this, you find a spacious open plan living room with wood burner (approx. 40 m²) and a spacious fully fitted kitchen dinner (32 m²) offering plenty of work surfaces and storage cupboards and with direct access to the front sun terrace which is the perfect outside dining area.

On the first floor, you have a bedroom and a bathroom, a storage room and different small attic rooms used as spare bedrooms. On the second floor, you have a sleeping area including a mezzanine, a shower room and a walk-in dressing. Then you have a second lovely quirky cottage in need of some renovation work but that could offer a great business potential or additional room for guests. From the north/top to the south/bottom you have separate/independent areas: an extension used as a hobby room; a first apartment on two floors including a main room downstairs with a kitchenette and 2 bedrooms and a shower room with WC upstairs; in the centre, you have a back kitchen/utility room; and finally a good-size room on the ground floor with a staircase leading to an attic (used as spare bedroom) and a shower room with WC.

LOCAL TAXES

Taxe foncière: **498 EUR**

Taxe habitation: **EUR**

NOTES

Lovely gardens surround this secondary home. The back/front and side gardens are mainly kept to...