

Charming 17th century 2/4 bed-stone house, full renovation project, great gardens, 30 km to Mont St-Michel bay

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Saint-Marc-le-Blanc |
| Department: | Ille-et-Vilaine     |
| Bed:        | 2                   |
| Bath:       | 0                   |
| Floor:      | 112 m2              |
| Plot Size:  | 1396 m2             |

## IN BRIEF

Currently not habitable, this great mid terrace house built in 1637 requires a complete renovation.

Located in a lovely hamlet near Saint-Marc-le-Blanc, this adorable stone house (formerly two buildings) offers 112 m2 of habitable space (possibly 140 m2 according to your needs) and could become a great main residence or peaceful holiday retreat.

The ground floor includes a first room of approximately 15 m2 that could be your kitchen or a mix of entrance hall/shower room/laundry room. Off this, you find a spacious room of approximately 42 m2 with a beautiful granite feature fireplace and exposed stonewalls.

A wooden staircase leads you to the first floor composed of two rooms/bedrooms (approx. 15 and 41 m2).

Above this, you have a good-size attic composed of 2 rooms, offering a nice potential for two additional bedrooms.

Outside, you have two useful sheds on a good...

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.



## LOCAL TAXES

**Taxe foncière: 170 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Many old features have been kept like exposed stonewalls, exposed beams, wood flooring, feature fireplace.

Water and electricity are on site.

The house is not connected to the main sewer network so the implementation of a full system is required (two quotes available for a 3000 L septic tank and wastewater treatment using plants).

The left-hand side of the house has a complete new roof while the other side has a renovated roof with new slated areas or old slates reused. Old roof timbers have been kept, 5 Velux-type windows have been added to bring more light to the house.

Internal masonry begun but not finished including internal opening and new lintel at the front

Floor dug out, insulation installed, prepared for a new concrete floor but not laid

Located in a quiet environment and peaceful rural setting but still not isolated, this property is close to first amenities (Saint-Marc le Blanc 1 km).

Sought-after area, Saint-Brice en Coglès 8 km (with all amenities, services, schools), Antrain Val-Couesnon 15 km, medieval town of Fougères or Liffré 20 km, 30 minutes/km to the coast and the Mont Saint-Michel, 45 min to Rennes, approx. 1 hour to Saint-Malo/Dinan/Dinard (according to traffic), approx. 1h30 to Ferry port (Caen Ouistreham 160 km),

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