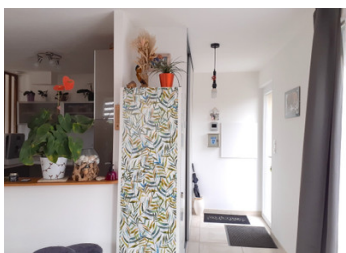
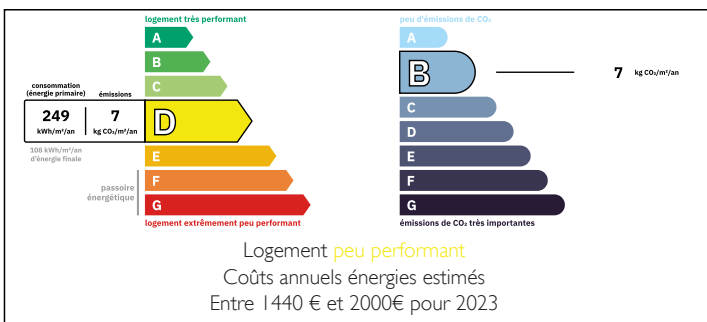


Elegant and bright modern 2-bed house, lovely gardens, 3 terraces, double garage, only 22 km to Mont St-Michel

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Val-Couesnon       |
| Department: | Ille-et-Vilaine    |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 75 m <sup>2</sup>  |
| Plot Size:  | 695 m <sup>2</sup> |

## IN BRIEF

This modern bright detached 2-bedroom property with lovely manageable gardens is located in an exquisite and quiet hamlet near Antrain Val-couesnon.

Doubled-glazed throughout with electric shutters on the ground floor, double garage, built-in storage, a wonderful spacious terrace overlooking the lovely garden, this is a must see property ready to move in. Set back from a small country road, this property has a lot to offer.

On the ground floor, the entrance with built-in cloakroom opens on a spacious light and airy living room/dinner and an open fully fitted kitchen. A patio door gives you direct access to a spacious and exquisite terrace overlooking the lovely garden, ideal to relax or for alfresco dining. A separate WC completes this floor.

On the first floor, you have a bathroom with WC, a single bedroom and a double bright bedroom with a...

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: 668 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In the basement, you have a useful garage with enough room for two vehicles and storage (approx. 37 m<sup>2</sup>).

The exteriors are a delight, the rear garden has some mature trees and there is also a woodshed with its own terrace and a third terrace at the front of the house (approx. 20 m<sup>2</sup>).

Main terrace: approx. 40 m<sup>2</sup>

This property is ideal as a lock-up and leave secondary home.

The septic tank and the maintaining costs are shared with the close neighbours and is conforming (last inspection may 2025)

## DIMENSIONS

Ground floor: kitchen: 7.6 m<sup>2</sup>; entrance/dinner/lounge: 42.19 m<sup>2</sup>; storage: 0.9 m<sup>2</sup>; WC: 0.89 m<sup>2</sup>

1st floor: landing: 1.75 m<sup>2</sup>; Bedroom 1: 8.21 m<sup>2</sup>; bedroom 2: 9.7 m<sup>2</sup>; bathroom: 3.91 m<sup>2</sup>

3 km from the village of Saint-Ouen La Rouërie, 6 km from Antrain Val-Couesnon, 7 km from Saint-Brice en Coglès/Maen Roch, 12 km from Saint-James, 15 km from Pontorson, 22 km from Mont Saint-Michel and the coast, approx. 25 km from medieval Fougères, approx. 30 km from Avranches, approx. 60 km from Saint-Malo/Dinan/Dinard, approx. 60 km from Rennes' airport, and 150 km from Ferry port (Caen Ouistreham)

-----

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