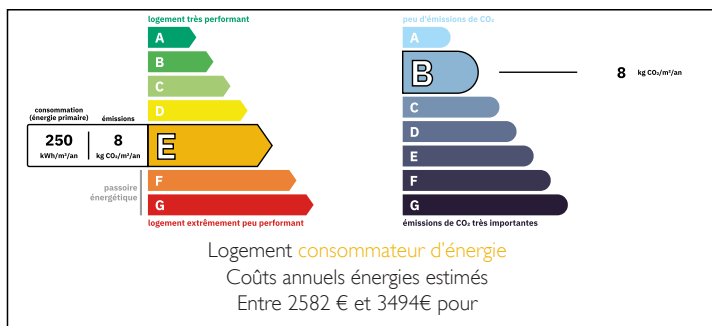


Gorgeous 5-bed detached country cottage, great gardens, spacious workshop, 22 km to the coast and Mt St-Michel

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	5
Bath:	2
Floor:	168 m2
Plot Size:	3966 m2

IN BRIEF

Nestled in a beautiful 1 acre-garden with a vegetable patch, numerous fruit trees and a huge hangar/workshop with a bay window, this elegant South-facing 5 bedroom-stone house has a lot to offer.

The ground floor offers a spacious lounge with wood burner (approximately 41 m2), a good-size kitchen with a bread oven (approx. 16 m2), 2 bedrooms (or a bedroom and a study), a bathroom, separate W.C. and a cellar/pantry.

To the first floor the landing leads to 2 double bedrooms and a third spacious and bright double bedroom with en-suite bathroom with shower, washbasin and WC. Another staircase leads you to the attic used as a spare bedroom/hobby room.

At the back of the house you will find a very large hangar/workshop (approx. 80 m2) with a bay window to enjoy direct light, with plenty of extra

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

Set in nearly 4000 m², the outside is a delight. You have a mix of landscaped area, lawn, a South-facing terrace great for alfresco dining and barbecues, a wonderful vegetable patch and numerous fruit trees but also, hidden away, a chicken coop to get fresh eggs from!

Ready to move into, this charming property is located about 3 km from Saint-Ouen La Rouërie, 6 km from Antrain Val-Couesnon with a good range of shops, amenities and services, 7 km from Saint-Brice en Coglès/Maen Roch, 12 km from Saint-James, 15 km from Pontorson, 22 km from Mont Saint-Michel, 25 km from medieval Fougères, 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)

LOCAL TAXES

Taxe foncière: 651 EUR

Taxe habitation: EUR

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

NOTES