

Ref: A39449ILH35

Price: 110 000 EUR

agency fees to be paid by the seller

UNDER OFFER - Lock-up & leave semi-detached 2-bed stone cottage, walking distance to amenities, 40 km to coast



INFORMATION

Town: Louvigné-du-Désert

Department: Ille-et-Vilaine

Bed: 2

Bath:

Floor: 85 m2

Plot Size: 146 m²





IN BRIEF

The ideal holiday home, fully renovated and full of character with exposed beams and stone walls! Located in a quiet lane, this charming house is within easy reach of local shops. Ready to move into, it has a good-sized well-exposed front yard/garden.

This delightful stone cottage is arranged as follows: On the ground floor, you will find a spacious and bright living area with insert wood-burning stove ideal for cosy winter evenings (29 m2), a bright fully fitted kitchen with plenty of storage and work surface (20 m2) and a convenient utility room.

On the first floor, the landing leads you to a shower room with washbasin & WC and a small room but still big enough to be a small bedroom or a study, and further in, you find a second landing with a second small room used...

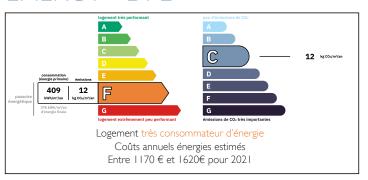








ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière: 314 EUR

Taxe habitation: EUR

DESCRIPTION

Heated via wood burning stove and electric radiators, double-glazing and connected to mains drains.

Immaculate I or 2 bedroom-property only 40 km to the coast

Manicured front garden, easy to maintain; Viewing is highly recommended, you will love it!

Within walking distance to shops and services, 10 km to the A84 motorway Rennes/Caen, 10 km to market town Saint-Hilaire du Harcouët, 15 km to the medieval town of Fougères, 40 km to the coast and the Mont Saint-Michel, 45 km to Avranches, 50 min to Rennes' airport and 1 hour to Dinard, Dinan and Saint-Malo and 1h30 to the ferry port of Ouistreham

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

NOTES