

Fully renovated stone cottage with 2 bedrooms with south facing patio & garden close to Derval & Chateaubriant

EXCLUSIVE



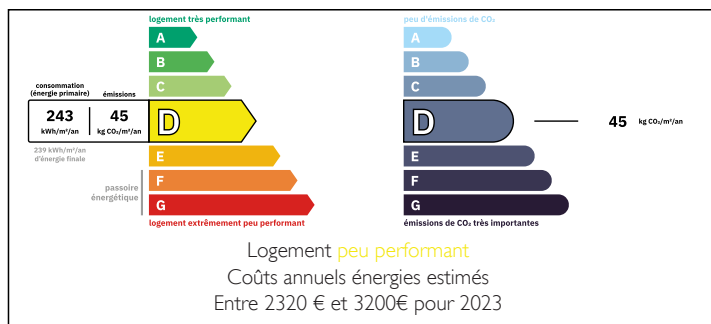
INFORMATION

Town:	Sion-les-Mines
Department:	Loire-Atlantique
Bed:	2
Bath:	1
Floor:	94 m ²
Plot Size:	3400 m ²

IN BRIEF

Lovingly renovated traditional stone cottage of 94m² with two bedrooms within 3,400m² of land situated in a quiet hamlet within a couple of minutes of the village of Sion-Les-Mines and 10 minutes to the larger town of Derval. The big cities of Nantes and Rennes are both under an hour away.

ENERGY - DPE



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

Beautifully presented detached stone cottage. This traditional cottage has been lovingly renovated through and boosts plenty of charm and character throughout. Exposed beams are evident throughout the house with custom solid wooden doors to each of the rooms providing an authentic farmhouse feel to the property.

It is comprised of:

GROUND FLOOR

- + Kitchen/dining room with traditional fitted kitchen with views out to the garden.
- + Lounge of approx 20m² with wood burner and feature fire place
- + Office/lounge of approx 10m² with door to the terrace.
- + Utility room with downstairs WC

The custom built wooden staircase leads to the:

FIRST FLOOR

- + Mezzanine with views out to the garden area
- + Bedroom 1 of approx 18m² with character beams and a lovely view out to the garden.
- + Bedroom 2 of approx 14m² with plenty of inbuilt storage and a window overlooking the garden.
- + Bathroom with WC

The house is fully double glazed throughout and is heated by a recently installed gas central heating system with radiators throughout the house and a feature wood burner in the downstairs lounge

The garden space is situated to the rear of the house providing for unbroken views of the surrounding countryside. Immediately outside the house is a beautiful south facing patio area with a well presented garden. Beyond this is the larger grassed area, all easy to maintain.

Through separate negotiation there is a further parcel of land available of approx 1 acre of land

LOCAL TAXES

Taxe foncière: **360 EUR**

Taxe habitation: **EUR**

NOTES