

South-Facing Stone House with Veranda, Garden & Large Workshop Near Bazouges-la-Pérouse



INFORMATION

Town:	Bazouges-la-Pérouse
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	877 m2

IN BRIEF

Your Breton Countryside Project – Stone House with Garden & Workshop Near Bazouges-la-Pérouse

Set in a peaceful rural hamlet just 3 km from Bazouges-la-Pérouse, this south-facing semi-detached stone house offers a veranda overlooking the garden, open-plan living room and kitchen, ground-floor double bedroom, shower room and WC.

Upstairs is a large double bedroom under the eaves, with additional space currently not accessible.

The property also has an attached workshop and small stone outbuilding, with potential for a vegetable garden, fruit trees and installation of a wood-burning stove, subject to requirements.

The property requires some improvement, including the installation of a new fosse, but offers an



ENERGY - DPE

DPE not required.

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

Character, Countryside & Potential – Stone House Near Bazouges-la-Pérouse

Set in a peaceful rural hamlet just 3 km from Bazouges-la-Pérouse, this south-facing semi-detached stone house offers a veranda, garden and attached workshop, with scope to improve and personalise the property over time. It could make a comfortable permanent home, holiday home or investment property in an attractive part of Brittany.

A Peaceful Brittany Lifestyle

The property enjoys a quiet rural setting while remaining within easy reach of local amenities. The south-facing garden provides a lovely space for outdoor living, whether enjoying morning coffee, relaxing in the sunshine, dining outdoors or gardening.

There is also potential to create a productive vegetable garden, with space for growing fruit, vegetables and herbs. A small stone outbuilding provides useful additional storage for garden tools and equipment.

The nearby village of Bazouges-la-Pérouse is known for its historic character, artistic community, cafés, restaurants, local shops and market. The surrounding countryside offers excellent opportunities for walking and cycling, while the nearby Forêt de Villecartier is ideal for outdoor recreation and enjoying nature.

The House

The house is entered through a south-facing veranda overlooking the garden, creating a pleasant connection between the interior and the outside space.

The ground floor comprises an open-plan living room and kitchen measuring approximately 5.1 x 4 m, a large double bedroom measuring approximately 3.1 x 6.6 m, a shower room and a

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