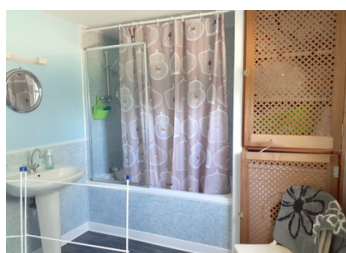


Character detached 2 bedroom house with lovely garden and a spacious barn with lots of potential



INFORMATION

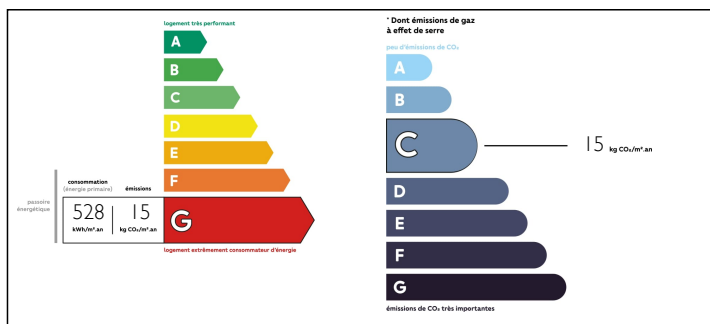
Town:	Mellé
Department:	Ille-et-Vilaine
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	2627 m2



IN BRIEF

Set in the pretty Ille-et-Vilaine countryside in a quiet hamlet only 6 km from all amenities, this delightful house situated at the end of a lane has been renovated to a high standard with the owners having kept original features like the stonewalls and wooden beams. Perfectly maintained, this charming cottage is ready to move in. On the ground floor, you find a bright living room with central fireplace and wood-burner, ideal for cosy winter evenings, and enough space for a dining table. The fully fitted kitchen with plenty of storage has views on the countryside and a direct access to the garden. A WC and a bathroom with plumbing for washer and dryer complete this floor. On the first floor there are 2 bedrooms (one single and one double) and a shower room with WC. Wooden flooring throughout and bespoke storage in many areas. Attached to the house you have a garage...

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

Ground floor: Living room: 35,94 m², kitchen: 9," m², bathroom: 3,09 m², WC: 1,06 m²;
1st floor: landing: 3,77 m², shower room: 2,22 m², bedroom 1: 10,87 m², bedroom 2: 7,62 m²

The peaceful garden situated at the back is laid to lawn. You have plenty of options to create a terrace, an orchard or a veg patch to make the most of what the countryside has to offer.

This cute country cottage could be your main home as well as a holiday home but it could also be an interesting investment and ideal for gite rental.

In the barn (125 m²) the owners had the project to create a 4-bedroom house offering great potential to create a further house or gite if required.

LOCAL TAXES

Taxe foncière: 470 EUR

NOTES

6 km to all amenities: medical practice, dentist, veterinary, supermarket, bank, petrol station, schools in Louvigné du Désert

10 km to Saint-James, 13 km to Saint-Hilaire du Harcouët and its beautiful weekly market, 18 km to the medieval town of Fougères

30 min to the coast and beaches, 30 min from Mt Saint-Michel,

1 hour from Saint-Malo, Dinan or Dinard

Ferry port: Caen 1H30 min

Airport: Rennes 55 min.

A real gem in the countryside!

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