

Lovely semi-detached 4-bed stone house only 20 min to the coast and the Mont St-Michel with business potential

EXCLUSIVE



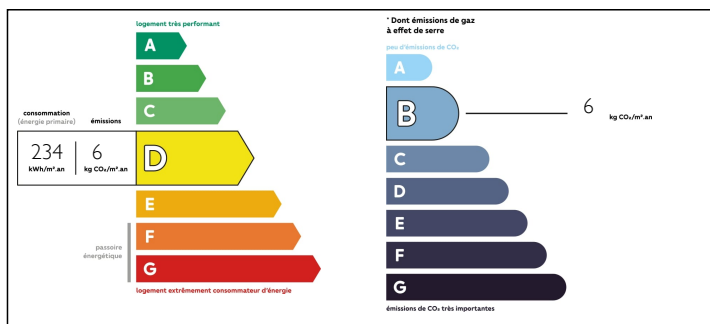
INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	4159 m2

IN BRIEF

Situated in a lovely hamlet, this house ready to move in is in an enviable rural location. Surrounded by fields, there is peace and tranquility in abundance. This character house (146 m2) has been very nicely renovated and offers many options. It can either be a comfortable 3/4-bedroom family house or a 1/2-bedroom house with a 2-bedroom gite attached. On the ground floor you have a spacious kitchen dinner with a well-appointed fitted kitchen area and a wood burner. Off this, you find a bright spacious living room with another wood burner. A staircase leads you to a lovely bright landing, 2 bedrooms (or a double bedroom and a study) and a bathroom with WC. A second staircase leads you to another bright and cosy landing (with enough space for a reading/office nook), 2 bedrooms and a Jack and Jill shower room. A charming garden with terrace and a useful well is perfect...

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.



LOCAL TAXES

Taxe foncière: 391 EUR

NOTES

DESCRIPTION

A woodshed good for storage completes this property.

In addition to the garden (1329 m2), you also have some more land not attached but at a stone throw (2830 m2).

3 km to first amenities and services (Saint Ouen la Rouerie), 7 km to Antrain Val-Couesnon and Saint-Brice en Coglès, 22 km to medieval town of Fougères, 20 min to the coast, 45 min to Rennes' airport, 50 min to Saint-Malo/Dinan/Dinard, 150 km/1H30 to ferry port

Ground floor: kitchen dinner: 35,10 m2; living room: 38,37 m2; storage: 1,23 m2

First floor:

Landing 1: 7,28 m2, wardrobe: 1,03 m2; bathroom with WC: 5,36 m2, Bedroom 1: 12,84 m2 and bedroom 2 or study : 7,83 m2 ;

Landing 2: 10,21 m2, d2 bedrooms: 8,62 m2 and 12,05 m2, shower room with WC: 5,70 m2

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