

Semi-detached stone house with beautiful flower-filled garden of 863m2 and 2,500m2 plot of land close by

EXCLUSIVE



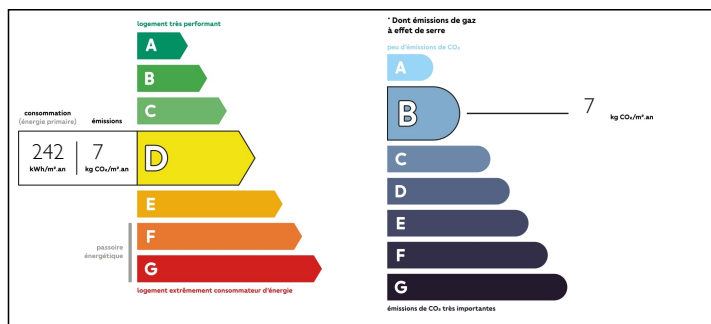
INFORMATION

Town:	Paimpont
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	3436 m2

IN BRIEF

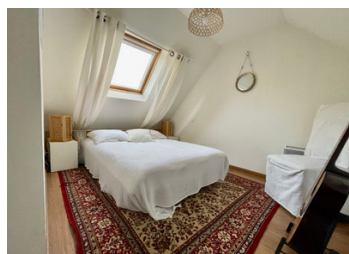
Exceptional location for this farmhouse nestling in the Paimpont forest, right next to the Barenton fountain and the Brocéliande hiking trails. Come and discover this beautiful red shale house, where all you have to do is set down your suitcases.

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: **630 EUR**

NOTES

DESCRIPTION

150m² house

GROUND FLOOR:

Kitchen and utility room: 18m²

Living room: 45m²

Veranda/study: 19m²

Hallway:

Bathroom/shower:

Separate WC

1st FLOOR:

Large corridor with library area: 16m²

BEDROOM 1: 11m²

OFFICE/ DRESSING ROOM: 8m²

Separate WC

2nd FLOOR:

BEDROOM 2: 10m²

OFFICE/ ADDITIONAL BEDROOM: 8m²

Shower room and WC

The house is heated by a RIKKA pellet stove (consumption 2.5T/year).

The window frames are double-glazed, and the door is triple-glazed.

Lovely garden with trees - an existing pool makes it possible to renovate a swimming pool or create a terrace or garden area in its place.

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