

Lovely semi-detached 3-bed 19th century property with bags of potential only 23 km to the coast/Mont St-Michel



INFORMATION

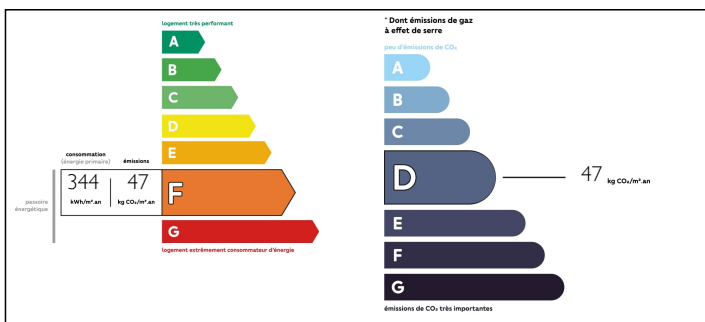
Town:	Bazouges-la-Pérouse
Department:	Ille-et-Vilaine
Bed:	3
Bath:	3
Floor:	212 m2
Plot Size:	3422 m2



IN BRIEF

Located 3 km to the character village of Bazouges la Pérouse and only 23 km to the coast, this South-facing charming semi-detached 19th century family house full of original features has a lot to offer and is ready for you to stamp your mark on. On the ground floor, the entrance with a storage cupboard leads to a very spacious living room with dual aspect windows (approx. 50 m2). The open fireplace is perfect for cozying up on chilly evenings. Off this, you find a good-size full-equipped kitchen, a bright conservatory with direct access to the back terrace. Two double bedrooms, one with ensuite, a family bathroom and separate WC complete this floor. On the first floor, you find a very spacious and bright mezzanine of approx. 50 m2 and a spacious double bedroom with a bath, WC and wardrobe. The huge attic could offer more habitable surface if needed. Attached to the house you...

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

There is a garden of 1080 m² with fruit trees and your very own well with working hand pump if you wish to grow a veg patch.

On the right-hand side of the house, you have a second piece of land of 1720 m², which can also be accessed by the back yard.

There are some lovely country walks going directly from the house.

3 km to Bazouges-la-Pérouse, « cité de caractère », 3,5 km to Antrain Val-Couesnon, 15 km to Combours, 23 km to the coast and the Mont Saint-Michel, approx. 50 km to Saint-Malo/Dinan/Dinard, 54 km to Rennes's airport and 150 km to Caen Ouistreham ferry port, this charming cosy home has a lot to offer and would make a perfect full time or secondary family home.

The septic tank is conforming.

Double-glazed windows, oil heating system and electric radiators, 2 electric hot water tanks

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

LOCAL TAXES

Taxe foncière: 998 EUR

NOTES