

Character semi-detached 4-bed town house with incredible views on the castle of Fougères, private backyard

EXCLUSIVE



INFORMATION

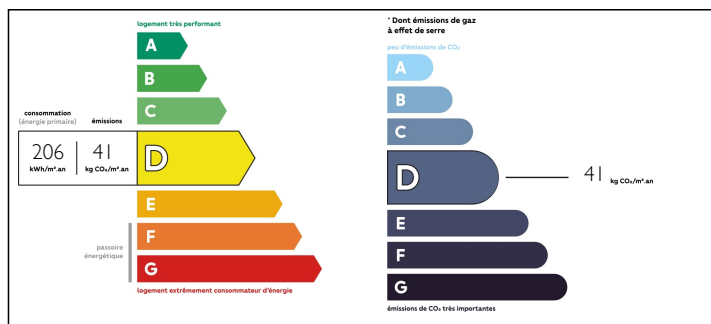
Town:	Fougères
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	116 m2
Plot Size:	80 m2

IN BRIEF

This lovely quirky family stone house full of character and nestled in the town but on a quiet street is benefiting from an incredible location opposite the medieval castle of Fougères. It could either be your main home or a lockup-and-leave secondary house. In the entrance with a half-timbered wall, a double wooden staircase leads you to the first floor but also goes down to the back of the house with a direct access to the well-exposed and non-overlooked back yard/garden. The cosy living room (20m2) is the perfect place to relax. Off this, you find a small shower room with WC and a spacious charming double bedroom (12,50m2). On the first floor, the landing leads you to a good-size fitted dining kitchen (13,75 m2), a WC and a very nice room used as a study (but it would do a superb double bedroom) with an adorable balcony overlooking the back yard/garden. On...



ENERGY - DPE



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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

At the back of the house, you have a lovely south-facing yard/garden to relax or to enjoy great alfresco dining and barbecues with your family and friends.

The quirky but flexible layout could enable you to generate business income with Bed & Breakfast rental just opposite the castle.

This family house built over three floors in a thought-after location, is within walking distance to all amenities, services, schools and beautiful walks in the old town and in the gardens nearby. Fougères has so much to offer!

Approximately 7 km to the A84 motorway connecting Rennes and Caen, approximately 40 minutes to the coast and the Mont Saint-Michel, 57 km to Rennes' airport (40 min without traffic), a good hour to Saint-Malo/Dinan/Dinard, 150 km to Caen-Ouisteham ferry Port

Central gas heating

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

LOCAL TAXES

Taxe foncière: 863 EUR

NOTES