

Delightful stone cottage with 2/3 bedrooms in quiet hamlet close to Chateaubriant

EXCLUSIVE

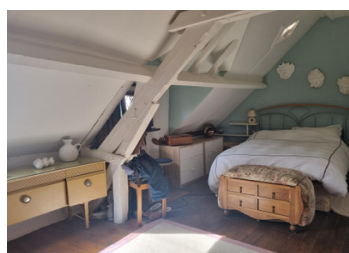
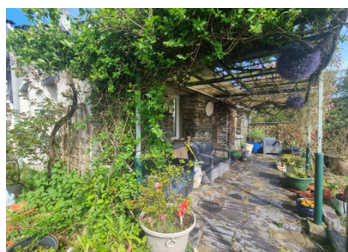


## INFORMATION

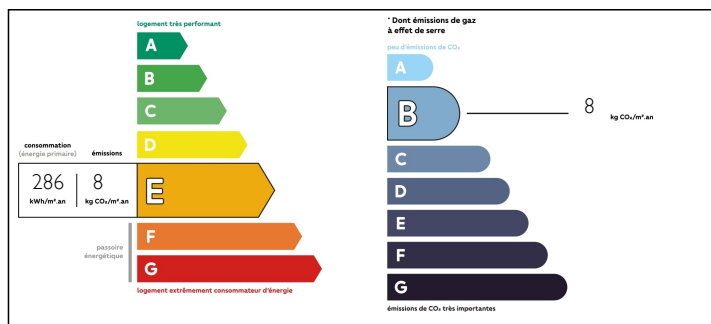
Town:	La Chapelle-Glain
Department:	Loire-Atlantique
Bed:	2
Bath:	2
Floor:	107 m2
Plot Size:	0 m2

## IN BRIEF

Character 19th century stone cottage situated in a very quiet small hamlet close to the village of La Chapelle Glain in the Loire Atlantique within an hour of Rennes and Nantes and on the edge of the Loire. The house is fully renovated with 2 bedrooms on the upper floor and a day room that could be used as a bedroom on the ground floor. The garden to the rear is beautifully manicured mostly laid to grass with mature trees and bushes and a garden pond at the rear.



## 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: 433 EUR

## NOTES

## DESCRIPTION

Traditional farmhouse comprised of:

On the ground floor:

- + Kitchen of approx 25m<sup>2</sup> with tiled floors and fitted units and an external door leading to the garden. Perfect size room for a large farmhouse kitchen table!
- + Lounge/dining room of approx 48m<sup>2</sup> with high quality wood burner and views out over the garden
- + Day room/bedroom of approx 14m<sup>2</sup> to the side of the main lounge with access to the courtyard and then the garden
- + Shower room/WC and utility room accessed from the day room

Upstairs

- Stairs from the lounge lead to a good sized mezzanine with ample storage
- + Bedroom 1 of approx 18m<sup>2</sup>
  - + Bedroom 2 of approx 9m<sup>2</sup>
  - + Bathrom with WC

The outside space is beautiful and very private with views over the countryside beyond. There are some garden sheds for storage and a chicken shed. At the top of the garden is a lovely garden pond

The property benefits from a separate large garage/workshop with a large upper floor which is ideal as a hobby/playroom.

Situated on the edge of La Chapelle Glain with its mini supermarket, bar and restaurant this property is ideally situated to explore the Loire, Nantes and Rennes. The standard of works in the house is very good and so really no works are required!

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