

Idyllic lakeside property with fully habitable house set in over 2 acres close to La Guerche de Bretagne



## INFORMATION

Town:	Chelun
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	8720 m2

## IN BRIEF

This much loved one bedroom bungalow sits on the edge of the private lake of 3300m<sup>2</sup> (approx 0.8 acres) and in over 2 acres of beautifully landscaped gardens. This exceptionally private property is fully enclosed and ideal as either a holiday home or permanent home. Located within walking distance of the centre of the village of Chelun and within 12 minutes of the local market town of La Guerche de Bretagne and 90mins from St Malo



## 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

This beautifully private property is located on the edge of the village of Chelun on the Mayenne/Brittany border next to a large forest.

The house is comprised of:

- + Open plan living room/dining room with a fully fitted modern kitchen of approx 38m<sup>2</sup>
- + Bedroom of approx 16m<sup>2</sup>
- + Large shower room with WC

To the front of the house is the patio area with stunning views over the lake!

The house is fully connected to electricity, mains water and broadband (fibre is due for installation this year). Drainage is via a recently installed fosse septic.

The land is completely enclosed by fir trees providing for total privacy and security. The grounds have been beautifully landscaped around the lake. The lake itself is about 0.8acre and is fully closed. Within the lake are known to be some carp, roach and perch although numbers and sizes are unknown. The garden contains a large wooden workshop, small potting shed and greenhouse.

And to the side of the house is ample area for parking and siting an additional mobile home/caravan.

A very rare find!

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

## LOCAL TAXES

Taxe foncière: 255 EUR

## NOTES