

Beautifully presented 4-bedroom house set in 8 acres, with a small lake, numerous outbuildings, solar trackers

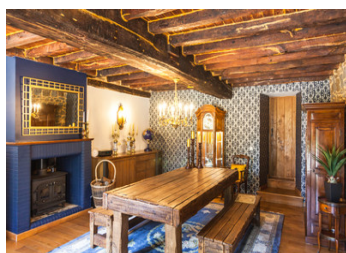


INFORMATION

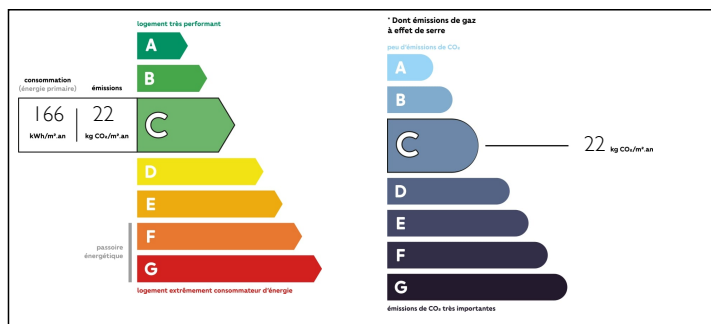
Town:	Louvigné-du-Désert
Department:	Ille-et-Vilaine
Bed:	4
Bath:	4
Floor:	284 m2
Plot Size:	32688 m2

IN BRIEF

Set in pretty and peaceful countryside only 3 km to local shops and amenities and 30 min to the coast, this stunning house with outbuildings and a small lake has been renovated to a very high standard. The ground floor is composed of a spacious and well-equipped fitted kitchen diner with central island. Off this you will find an elegant dining room that is perfect for friends and family gatherings and a spacious living room with feature fireplace with stunning wood burner. The family snug is ideal as a cinema room or office and there is a handy utility/boiler room with direct access to the back garden, and WC. From the living room the staircase leads you to the first floor where you find two spacious double bedrooms (one with a mezzanine) with en suite shower rooms. The staircase goes to a third double bedroom with its en suite shower room. A second...



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

The property offers a house, numerous outbuildings, a small lake, a well and enough land and enclosed areas to have animals including horses.

The main house provides well-proportioned living space over 3 floors.

It has been professionally decorated and combines original features along with luxurious and modern comfort.

Tailor-made storage throughout and including integrated appliances, open shelving and larder cupboard in the kitchen.

Throughout this incredible house of 284 m2 you will find quality materials/equipment combined with nicely pointed exposed stone walls, exposed beams, wood flooring, original feature granite fireplaces with original wood burning stoves, marble, thick carpets, sophisticated wallpapers and stylish furniture, tailor-made/built-in cupboards. There is a historical element which is a hidden priest hole. Bespoke storage throughout the home showing that every inch of this house has been put to use, fully double-glazed with oil-fired central heating.

There is also a cellar ideal for keeping wine.

Numerous outbuildings complete this property. A tarmac path leads you to a nice cottage that could be used as an office. It has its own terrace.

Other outbuildings include a wood shed, two adjoining barns, a covered hangar high enough to park a camper van.

There is a well, a small lake, two new solar trackers, 3 patios/terraces (one with remote-controlled blinds) perfect for evening drinks and alfresco dining and barbecues.

The outside just like the house is a delight.

Set in over 3 hectares you have a mix of landscaped area, lawn, veg patch, orchard. It is stock-fenced for animals, perfect...

LOCAL TAXES

Taxe foncière: 432 EUR

NOTES