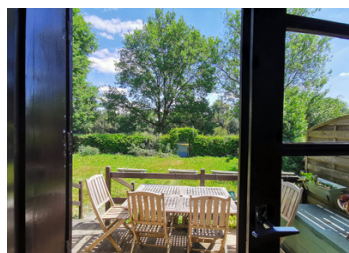


Your very own River Cottage - sweet, detached house with the possibility of a river fishing pontoon!



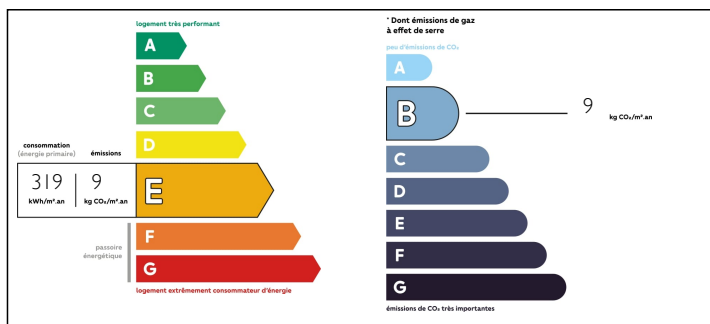
## INFORMATION

Town:	Guipry-Messac
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	1129 m2

## IN BRIEF

Detached house, built in early 1980s, elevated by 1m. Garden all around, the back gate gives access to the river path and the beautiful Vilaine river where you could have your own fishing pontoon. Open-plan downstairs, light and airy, plus bathroom and with a small conservatory too, another excellent relaxing place. Upstairs, two bedrooms, one accessed through the other, scope for updating. Storage sheds outside, plenty of parking and garden space front and back. Approx 5 minutes drive to the nearest large village with supermarket, and great access for the TGV to Paris, either 10 minutes drive to the nearest station then 2h13 by train or 25 minutes drive and 2h07 by train, you could be there for lunch! Priced for quick sale, come and visit soon...

## 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

Built of concrete blocks with a slate roof, this house has:

Open plan downstairs (kitchenette, dining area and lounge area with 'insert' fireplace), 35m<sup>2</sup>.

Bathroom with WC, 5m<sup>2</sup>.

Conservatory of 5.25m<sup>2</sup>.

Outdoor terrace of nearly 9m<sup>2</sup>.

Two bedrooms, approx 6m<sup>2</sup> at a height of 1.8m<sup>2</sup>, approx 13m<sup>2</sup> at floor level, both with built-in storage and velux windows looking on to the river. in need of safety repairs though).

Being beside the river, the house is in a high risk flood zone, hence it has a cavity beneath it of a height of 1m.

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

## NOTES