

## Ancient farmhouse in stone to renovate located in the centre of the quiet village of La Selle Guerchaise

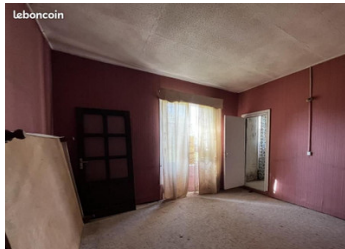


## INFORMATION

Town:	La Selle-Guerchaise
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	1735 m2

## IN BRIEF

A rare find! A traditional stone built farmhouse with about 95m<sup>2</sup> of habitable space on the ground floor situated in just under half an acre of land right in the centre of the Brittany village of La Selle Guerchaise and only 5 minutes from the centre of La Guerche de Bretagne. Whilst being a full renovation it is easy to see this can be renovated in good time with the potential for doubling the habitable space through the conversion of the loft space.

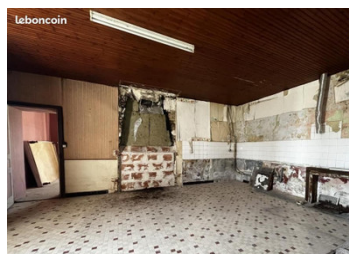


## ENERGY - DPE



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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

Masses of potential with this renovation project. As it stands at the moment the habitable space is all located on the ground floor and includes:

- + Large living room with a fireplace
- + Kitchen with a fireplace
- + Two bedrooms
- + Bathroom
- + WC

But... there is a whole loft area, currently accessed externally that provides the opportunity to almost double the amount of available habitable space. From visiting the upstairs loft it is possible to see that the roof timbers are good. The roof has been covered with tarpaulin to protect the roof and timbers due to some loose tiles.

The house has a connection to mains water and electricity but both installations will need to be renewed. There is a connection to an individual fosse septic with this too needing to be refreshed.

All of this situated in just under half an acre of land in a beautifully quiet village that is just 5 minutes from the local town of La Guerche de Bretagne and 1h20 from the nearest channel port of St Malo.

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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