

Stunning Detached Longere, old mill house, next to the canal

EXCLUSIVE



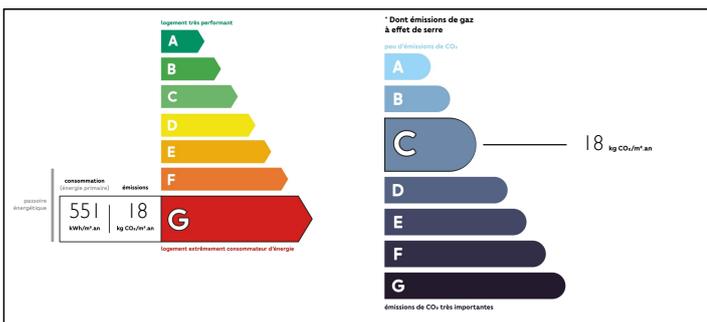
INFORMATION

Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	3
Bath:	3
Floor:	197 m ²
Plot Size:	1941 m ²

IN BRIEF

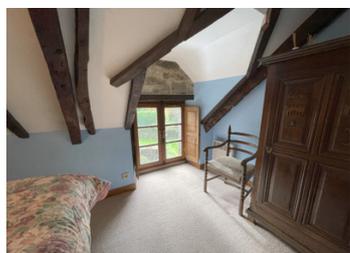
Apologies, OFFER NOW ACCEPTED. This is a truly unique property. Lovingly restored over many years by the current owners, they have taken great care to retain the history of the mill alongside modern living. This property has so many features, that need to be seen to be appreciated, it is a home that deserves to be loved. The current owners have had it for many years and spent many happy times there. The detached property is nestled between trees, a short walk from the canal, ideal for long walks or bike rides. An ideal location to explore the local area but also close enough to easily reach the larger cities of Brittany. 40 minutes from the ferry at St Malo, 35 minutes from Rennes airport with easy access to the rugged, Northern beaches of Brittany.

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

As you enter the property there is a large dining room (6.47 x 5.8), with under floor heating and kitchen (2.16 x 5.2) with a large Aga. The stair case leads off from the dining room. Under the stairs there is a shower room with sink and WC (1.5 x 2.36). A quaint feature is a dry store cupboard. There are double doors leading through to a huge conservatory (45m²) with under floor heating and a wood burner. Patio doors lead to the garden.

To the left of the front door is the lounge (5.87 x 7.75) A large room with a huge open fireplace and under floor heating.

Up the stairs are three double bedrooms plus bedroom 4/an office. The landing is a lovely space, ideal for a library. There are so many little features that really need to be seen to be appreciated.

Bedroom 1 (3.7 x 5.4) with an archway to a bathroom, separate WC and dressing room, currently being used for storage.

Bedroom 2 (4.11 x 2.2) with ensuite shower room. Separate WC

Bedroom 3 (3.13 x 3.36) double glazed velux window to front

Bedroom 4/office (3.36 x 1.96)

The garden has huge potential with a separate gate entrance for vehicles. There is a pretty well and a small stream. Further down the garden is a small cabin for storing garden furniture. There are an abundance of trees, ideal for the wood burner. Such a peaceful location;...

NOTES