

Incredible 550m2 luxurious house/loft with 4 master suites, heated inside pool, home cinema, outside terrace.



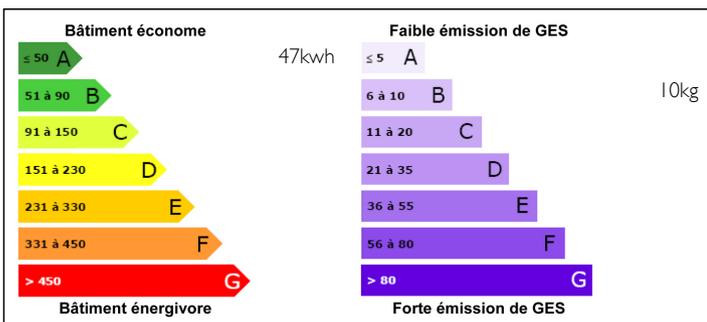
## INFORMATION

Town:	Fougères
Department:	Ille-et-Vilaine
Bed:	4
Bath:	4
Floor:	552 m2
Plot Size:	489 m2

## IN BRIEF

This genuine urban oasis developed over 3 floors offers a unique life experience! The building used to be a footwear manufacture at the beginning of the 20th century. It has kept its original structure and its industrial look and feel but the inside has been fully renovated and revamped to make it an incredible and magnificent family home in the heart of the medieval town of Fougères. This unique treasure chest with ideal energy performance (A DPE rating), nestled in the heart of Fougères but still away from prying eyes, is just a modern luxury cocoon steeped in quiet and charm, away from the city hustle and bustle. Incredibly spacious, extremely bright and really cleverly laid out, this loft with exceptional dimensions includes a stunning main room, the heart of the house, 4 master suites, a spacious study, a utility room, a laundry room, a heated indoor swimming pool, a basement garage and...

## 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

On the ground floor: a bright entrance with a cloakroom and WC leads you to the breath-taking main reception room spreading over 188 m<sup>2</sup> and up to 8 m high, ideal for large family or friends gatherings. This spacious and incredibly bright room is composed of different areas, a playroom with a billiard table, a comfortable living room with a wood burner, a modern kitchen dinner with refined and clear lines and numerous storage/cupboards and apparels hidden behind sliding elegant doors. A good-size private study and a utility room complete this floor. This fabulous area, definitely the heart of the house, opens up to a generous and enchanting relaxation haven (more than 100 m<sup>2</sup>), including a heated swimming pool (4 X 7) with a sitting area with sofas and a hammam/sauna. This wellness area invites you to relax and will appeal to any member of the family. A spacious terrace for al fresco dinings with friends and family is the final touch of this level.

## LOCAL TAXES

**Taxe foncière: 4732 EUR**

On the first floor, an open landing leads you to 3 double bedrooms with en-suite facilities all with built-in wardrobes or walk-in dressing, two including a mezzanine (ideal for teenagers). A master bedroom of approx. 40 m<sup>2</sup> with bathroom and a superb walk-in dressing and a sound proof home cinema complete this floor.

## NOTES

In the basement, you have a good-size garage that you can also access from the street, a laundry, a cellar and the boiler room.

The impressive and unique loft...