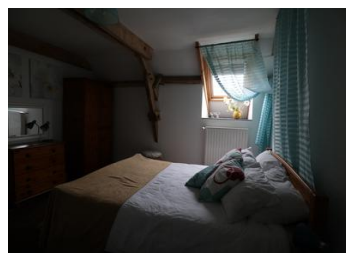


Pretty stone cottage in a quiet hamlet within walking distance of a sleepy north Breton village. Louvigné du Désert only 6km.



## INFORMATION

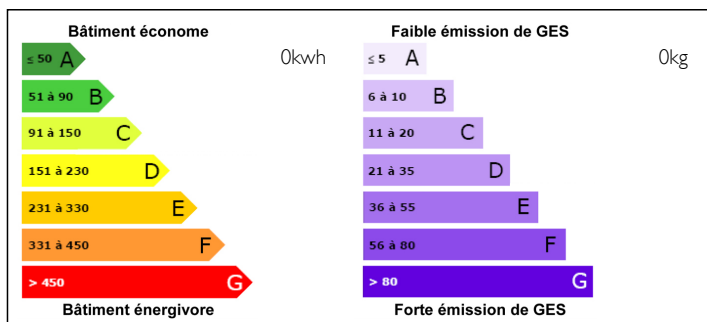
Town:	MELLE
Department:	Ille et Vilaine
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	2553 m2



## IN BRIEF

Beautifully renovated detached four bed cottage in a hamlet setting within walking distance of a small village with bar/ restaurant. This is a well presented house with deceptive internal space. It would make a wonderful family home or holiday home. The coast is around half an hour. The market town of Louvigné du Désert is about 6km. St Malo, Dinard and Rennes airports are less than 80 km or around an hour by car.

## 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

This detached property has been extensively renovated to a good standard and offers super space in a tranquil setting that provide peace, but not isolation.

### Ground Floor.

You enter into a vestibule where there is a shower room and Wc to your left. To the right a door goes into the large and light open plan living space, with fitted kitchen corner at one end. There is plenty of space for a substantial table and chairs. At the end of the living area is a good sized double bedroom with doors leading to the pretty garden. there are also doors providing garden accession the living space.

### First Floor.

Here there are three more double bed rooms, a family bathroom and another separate shower room. The space is generous. Also tucked away is an undeveloped attic space, that has potential for conversion. It would be possible to add a staircase to access this room from the downstairs bedroom. The flooring is solid wood and the building retains much character.

### Outside.

The garden is laid mostly to lawn with some trees and shrubs. the rear view is across rolling fields. Attached to the house is a small block built garage, providing valuable additional storage. To the side of the garden are some open wood sheds. Directly outside the living space is a pretty patio area, ideal for summer evenings.

This is a cracking property that makes a good sized family or holiday...

## NOTES