

Stunning, 5 bedroom stone property set in tranquil surroundings with magnificent uninterrupted views over the River Vilaine



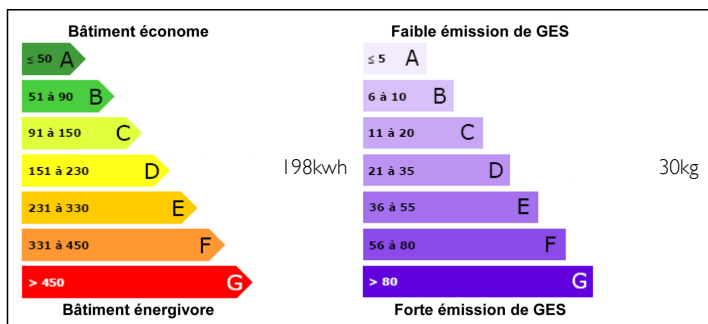
INFORMATION

Town:	LANGON
Department:	Ille et Vilaine
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	4052 m2

IN BRIEF

This beautiful home offers a high standard of internal finish, a traditionally styled exterior, ample gardens & glorious views. The village centre less than 2 km away!

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.



LOCAL TAXES

Taxe foncière:

1150 EUR

NOTES

DESCRIPTION

GROUND FLOOR : Double vitrage

*Spacious entrance hall with guest WC and utility room

*Fully fitted and equipped kitchen with dining area and feature wood burner range cooker. Double doors lead onto a mezzanine dining area overlooking the lounge

*Lounge with fireplace and wood burner bright and spacious with french windows and views over the gardens

*Office area giving onto a private suite encompassing a double bedroom with doors opening out onto a terrace & ensuite bathroom with WC

FIRST FLOOR

*Large landing

*Bedroom 2 which could equally serve as a large studio or games room

*Bedroom 3

*Bedroom 4

*Bedroom 5 with independant access leading up from an external stone staircase

*Family shower room with WC

The external staircase offers the option of creating a self-contained apartment.

BASEMENT :

*Large workshop Storage area, Garage, Wine cellar

EXTERIOR : Gated, enclosed grounds with intercom.

*Tiled balcony the length of the property Substantial gardens, Plentiful parking

WHY BUY THIS PROPERTY? Mellow stone, fairytale turret, far reaching river views, sweeping driveway ... and a pretty gorgeous interior too.

Options – family home, possible B&B, luxury second home? Countryside & walking distance from the village centre with all amenities – a much sought