LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13724 Price: 140 500 EUR

agency fees to be paid by the seller

Pretty 4-bedroom country house with garden and outbuildings near Antrain Val-Couesnon 20 minutes to the coast.

EXCLUSIVE















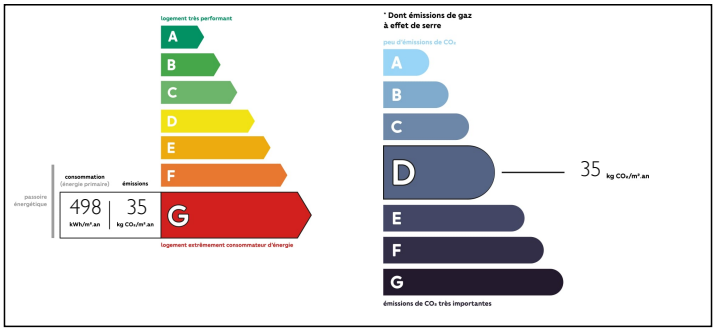
INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	1283 m2

IN BRIEF

This delightful semi-detached country cottage with outbuildings and a lovely garden has everything you need for your new life in France. Situated in a hamlet 4 km from Antrain Val-Couesnon, this house full of character has so much potential with original features left intact, feature fireplace, beams, exposed stone walls and outbuildings with promising renovation options. There are some bits of work needed and some finishing off allowing you to really stamp your mark on it. You enter into a spacious living room with an original fireplace and wood burner ideal for those cosy winter evenings. Off this, you find the country kitchen with another wood burner and enough room for a dining table with direct access to the back garden. A spacious bedroom and a family bathroom complete this floor. The staircase leads to 3 spacious bedrooms with one en-suite, a room that could be used as a study/linen room and a...

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13724 Price: 140 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **118 EUR**

NOTES

DESCRIPTION

Ground floor: living room: 30,90 m2, kitchen: 21,09 m2, corridor: 5,70 m2, bathroom: 6,71 m2, bedroom 1: 13,79 m2
1st floor: landing: 7,98 m2, bedroom 2: 17,60 m2, shower room: 4,63 m2, room/study: 5,22 m2, bedroom 3: 12,33 m2, bedroom 4: 10,49 m2, shower room: 1,48 m2

The beautiful garden with mature shrubs and plants is set on 1283 m2 of land with surrounding country views.
Plenty of room to create a lovely terrace, a veg patch (there is a well in the garden)
And if you are lucky enough you could well see a deer or two!
A huge barn (approx. 50 m2) and an attached two-storey cellar/barn (more than 50 m2 ground floor) with a lot of potential complete the property. This cellar with one access to the front and one at the back once renovated could be used/rented as an independent apartment.

4 km from Antrain Val-Couesnon with all amenities (medical practice, dentist, veterinary, supermarket, bank, petrol station, schools), 20 min to the coast and the Mt Saint-Michel, 45 minutes to Saint-Malo, Dinan and Dinard - Ferry port: Caen 1H30 min, Airport: Rennes 45 min.

Groundfloor: living room: 30,90 m2, kitchen: 21,09 m2, corridor 5,70 m2, bathroom: 6,71 m2, bedroom 1: 13,79 m2
First floor: landing 7,98 m2, bedroom 2; 17,60 m2, shower room: 4,63 m2, room/study: 5,22 m2, bedroom 3: 12,33 m2, bedroom 4 (with direct access to the back garden): 10,49 m2, shower room: 1,48 m2

Information about risks to which this property is exposed is available...

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr