

## UNDER OFFER Semi-detached 3 bedroom-stone house with convertible attic and outbuildings 20 min to Mt St-Michel



## INFORMATION

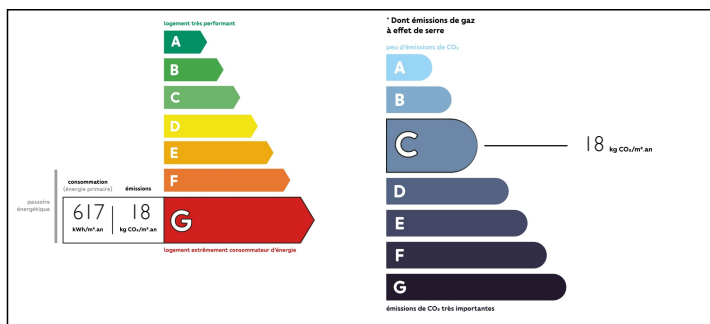
|             |                 |
|-------------|-----------------|
| Town:       | Val-Couesnon    |
| Department: | Ille-et-Vilaine |
| Bed:        | 3               |
| Bath:       | 1               |
| Floor:      | 82 m2           |
| Plot Size:  | 1600 m2         |



## IN BRIEF

Located in a small and peaceful rural hamlet close to Antrain Val-Couesnon this lovely character property with numerous outbuildings has a lot to offer. Approached by tarmac drive this traditional Breton stone built farmhouse has been nicely renovated with pointed, exposed stonewalls throughout and exposed beams. You enter a spacious lounge/dinning area (33 m2) with feature fireplace and multifuel stove with direct access to the back garden. Off this you find an open fully fitted kitchen with many fitted cabinets, oven, hob, fridge-freezer, washing machine. A bathroom with WC and 3 lovely double bedrooms with exposed stonewalls (approx. 11, 13 and 14 m2) complete this floor. Back in the lounge a nice feature staircase leads you to the first floor ideally suited to conversion to further bedrooms (approx. 85 m2 available + attic above with 4 velux in place).

## 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

Adjoined to the main house is a stone barn of approx. 25 m2 with loft above offering options to create a workshop, garage or gite. Another barn with attic (approx. 65 m2) and attached outbuildings facing the main house is available for another renovation/conversion project separate dwelling or gite. And a third barn to the east of the house (approx. 15 m2) with loft above is also waiting for you to stamp your mark.

There is a right of path with the adjoining old barn/house.

Within easy reach of first amenities, 15 km to Pontorson, 20 km to Mont Saint-Michel or Combourg, 28 km to Dol de Bretagne 50/55 minutes to Saint-Malo, Dinan, Dinard and Rennes' airport, 1h30 to Caen Ouistreham's ferry port

## LOCAL TAXES

**Taxe foncière: 440 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES