

Magnificent maison de maître of 222m with its outbuildings and a green garden and courtyard

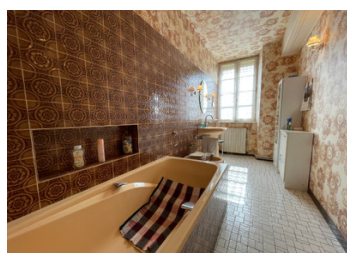


INFORMATION

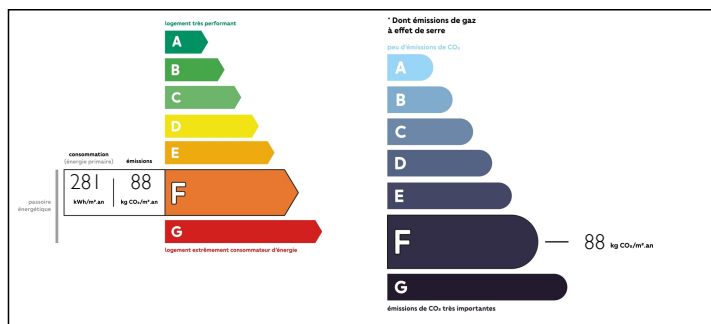
Town:	Coësmes
Department:	Ille-et-Vilaine
Bed:	5
Bath:	2
Floor:	222 m2
Plot Size:	2675 m2

IN BRIEF

Leggett is pleased to offer this charming maison de maître, located in Coësmes, a quiet village just a few minutes from the site of Les Roches aux Fées and 40 minutes from Rennes with a train station and airport (Breton capital). This house is composed of a main house with many large and luminous rooms, a vast enclosed garden with trees as well as many historical outbuildings, leaving the possibility of a renovation potential up to your desires. Ideal for a large family, with a project of gite or B&B, while keeping the privacy of each other within the property. Perhaps the perfect French second home you are looking for!



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

Ground floor:

- Entrance hall of 22m² giving access to the first floor, the cellar and the garden.
- Reception room of 30m² opening onto the lounge of 21m², both with fireplace.
- Dining room of 26m² with fireplace.
- Fitted kitchen of 15m², back kitchen of 15m² and adjoining toilet.
- Old stable of 19m² and old stable 5m², all for 24m².
- Room to renovate of 28m² giving onto the courtyard.
- Garage of 30m² giving access to the above mentioned courtyard.

Basement:

- Boiler room, coal storage room and cellar with outside access. The whole measuring approximately 40m².

On the first floor:

- 1 bedroom of 27 m² with private bathroom of 3m².
- 1 bedroom of 17 m² with a fireplace.
- 1 bedroom of 15 m².
- A separate toilet.
- 1 bathroom of 6 m² with bathtub.
- 1 room of 17 m².
- 1 room of 20 m² with several wardrobes built into the wall.

On the 2nd floor:

- Attic, with two maids' rooms, the whole (to be restored as desired) about 87 m².

Exterior front:

- Courtyard with French garden style.
- Garage.
- Courtyard adjoining the garage, former stable/stable, the yard.

Rear exterior:

- Garden with many fruit trees and a vegetable garden.

NOTES