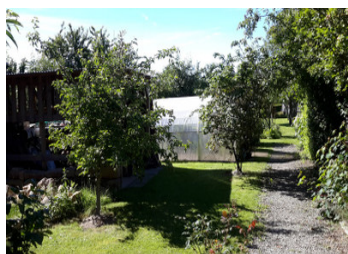


Stunning 18th century 2 bed-village stone house with gorgeous garden 30 min to the coast and the Mt St-Michel

EXCLUSIVE



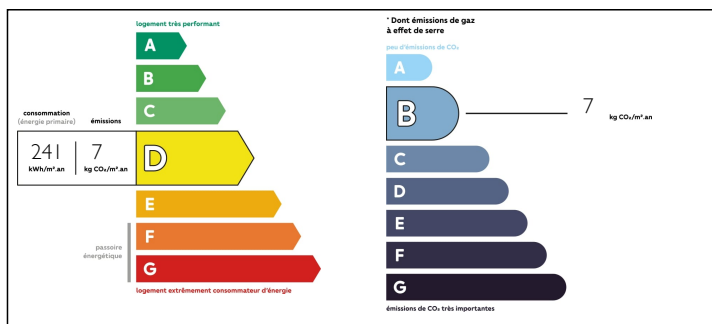
INFORMATION

Town:	Mellé
Department:	Ille-et-Vilaine
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	984 m2

IN BRIEF

No doubt you will fall in love with this little gem located in the heart of a character village in the pretty Ille-et-Vilaine countryside. Numerous original features have been kept. Tastefully decorated and lovingly looked after by the owners their attention to details hits the nail on the head. Elegant touches are found throughout. On the ground floor level, you enter a bright and spacious living room (37 m2) with a central fireplace with wood burner ideal for those cosy winter evenings with direct access to the back yard. A door leads off to a gorgeous and colourful fully fitted kitchen with a second wood burner and enough room for a dining table (25.50 m2). From the living room a fantastic staircase half in granite, half in oak, leads you to the first floor where you will find two lovely double bedrooms (one with ensuite) and a bathroom with a corner bath. Further...

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

Attached to the house you have a laundry/boiler room with WC and attached to that room you find a spacious garage/workshop (approx 30 m2) with an nice attic above.

Great outside space: only 5 minutes away from the market town of Louvigné du Désert, this extremely warm haven of peace also benefits from a non adjoining incredible peaceful garden combining a veg patch, an orchard, a wood store and a polytunnel and shed, with enclosed gardens to the front and rear of the property including an amazing BBQ to everyone's delight!

Ready to move in, it is a perfect holiday home or primary residence.

Exposed beams, exposed stonewalls, feature fireplaces, granite and oak flooring, granite and oak staircases.

Fiber optic available, on mains drainage, two wood burners

New roof (April 2017)

The energy efficiency of the house has been massively improved with work carried out in July 2023: new LG water/air heat pump, new 200L thermodynamic water heater, new insulation in the attic (280 mm Isover cover). Total cost of the work: 26,000 €

30 min to the coast and the Mt Saint-Michel, 1 hour to Saint-Malo, Dinan, Dinard and Rennes' airport - Ferry port: Caen 1H30 min,

Definitely a charming and quiet place to settle down

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

LOCAL TAXES

Taxe foncière: 448 EUR

NOTES