

**UNDER OFFER! Favourite : Magnificent 4 bedroom farmhouse on 6700m2 of land in the heart of Brocéliande**



## INFORMATION

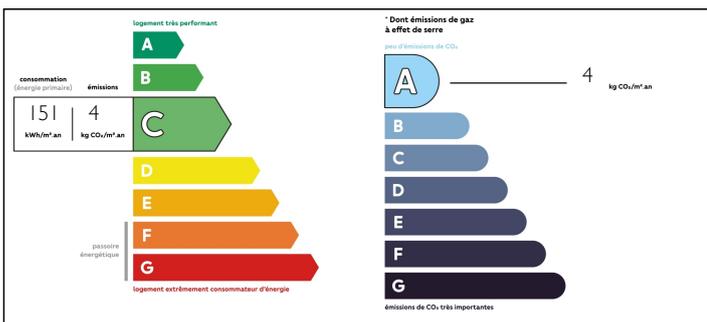
Town:	Gaël
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	173 m2
Plot Size:	6769 m2



## IN BRIEF

If you're looking to live in the peace and quiet of the countryside and forest, yet close to all the main amenities, this is the house for you! This property has been tastefully renovated to a high standard and is ideal for your life's plans. This charming farmhouse offers 4 bedrooms, 2 bathrooms, a large living area and attic space to delight young and old alike. The grounds are beautifully planted with trees and laid out to make the most of the great outdoors. A working bread oven in excellent condition is located at the entrance to the property, as is a well for your garden.

## 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

The 173m2 house is set in 6700m2 of land, not overlooked or disturbed.

Description Ground floor:

Living room: 61m2

Kitchen: 24,93m2

Utility room: 6,92m2

Bedroom 1: 15,36m2

1st floor:

Bedroom 2 Master suite with en-suite bathroom. 25m2

Bedroom 3: 25m2

Bathroom and wc: 6,53m2

2nd floor under the eaves:

40m2 relaxation area (TV, games...) with 2 intimate areas for a children's/teenager's bedroom and more games space.

Septic tank incompliant

150L hot water tank replaced in 2023

Wood-fired (stove) and electric (radiant heaters) heating.

For a better location:

15 minutes from Paimpont and Saint Meen le Grand,  
30 minutes from Ploermel and Loudéac

45 minutes from Rennes and Pontivy.

1 hour from the north and south coasts.

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

## LOCAL TAXES

Taxe foncière: **774 EUR**

## NOTES