

Close to Fougères spacious 3-bed family stone house with self contained apartment, outbuildings, land 1521 m2



## INFORMATION

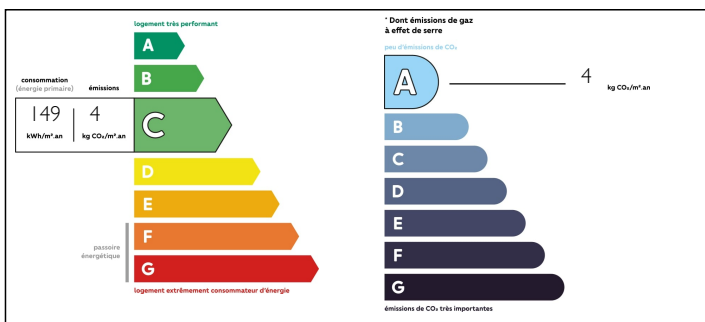
Town:	Lécousse
Department:	Ille-et-Vilaine
Bed:	4
Bath:	3
Floor:	213 m2
Plot Size:	1521 m2



## IN BRIEF

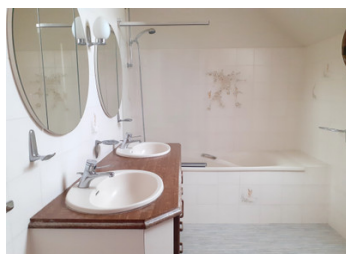
Ideally located just outside Lecousse and the medieval town of Fougères stands this attractive family home that has a DPE reading of à C and possible business potential. On the ground floor there is an entrance conservatory that leads you to a spacious bright fully fitted kitchen diner with an open fire place. Off this you find a good-size living room with a second fireplace and a WC. Also on the ground floor there is a large utility room with separate shower and WC that could be converted into a bedroom with en-suite. On the first floor a spacious landing with 2 built-in wardrobes leads you to 3 large double bedrooms (approx. 14 m2, 15 m2 and 16 m2), a family bathroom and a WC. The property comes with an independent 1-bedroom apartment that has a tenant finishing a 1-year contract. Ideal for lettings or Airbnb. Attached to the house, you have 2 outbuildings and...

## 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 major part of the land is located at the front of the house. It includes a tarmacked driveway/terrace and a garden laid to lawn.

The property is fully enclosed. It has two different entrances, one for the main house, one for the rented apartment, and it is equipped with two electric gates.

Heating: air pump (and air conditioning) + 2 fire places downstairs and good electric heaters upstairs  
Double-flow ventilation, double-glazing throughout, well insulated

Connected to mains drainage

Close to amenities

30 min to the beautiful Mont Saint-Michel Bay

## LOCAL TAXES

**Taxe foncière: 866 EUR**

1,5 km to Lecousse centre, 3 km Fougères historical town centre, 30 min to the Mont Saint-Michel Bay, 40 minutes Carolles sandy beaches, 40 minutes to Rennes' airport, 50 min to Granville, 1 hour to Saint-Malo/Dinan/Dinard, 1h30 to ferry port.

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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