LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13724 Price: 119 900 EUR

agency fees to be paid by the seller

To renovate, charming character 4-bed house with garden & barns in Val-Couesnon 20 min. to the coast.

EXCLUSIVE















INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	1283 m2

IN BRIEF

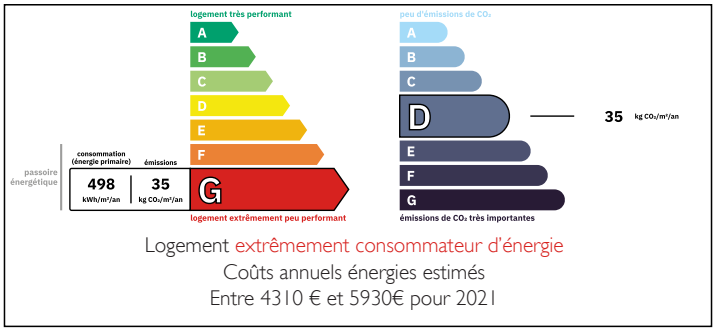
This delightful semi-detached country cottage with outbuildings and a lovely garden is a full renovation project. Situated in a hamlet 4 km from Antrain Val-Couesnon, this house full of character has so much potential with original features left intact, feature fireplace, beams, exposed stone walls and outbuildings with promising renovation options.

You enter into a spacious living room with an original fireplace and wood burner ideal for those cosy winter evenings. Off this, you find the country kitchen with another wood burner and enough room for a dining table with direct access to the back garden.

A spacious bedroom and a family bathroom complete this floor.

The staircase leads to 3 spacious bedrooms with one en-suite, a room that could be used as a study/linen room and a shower room. One bedroom has a direct access to the back garden.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4310 € et 5930€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **139 EUR**

NOTES

DESCRIPTION

Ground floor: living room: 30,90 m2, kitchen: 21,09 m2, corridor: 5,70 m2, bathroom: 6,71 m2, bedroom 1: 13,79 m2
1st floor: landing: 7,98 m2, bedroom 2: 17,60 m2, shower room: 4,63 m2, room/study: 5,22 m2, bedroom 3: 12,33 m2, bedroom 4: 10,49 m2, shower room: 1,48 m2

The beautiful garden with mature shrubs and plants is set on 1283 m2 of land with surrounding country views.
Plenty of room to create a lovely terrace, a veg patch (there is a well in the garden)
And if you are lucky enough you could well see a deer or two!
A huge barn (approx. 50 m2) and an attached two-storey cellar/barn (more than 50 m2 ground floor) with a lot of potential complete the property. This cellar with one access to the front and one at the back once renovated could be used/rented as an independent apartment.

4 km from Antrain Val-Couesnon with all amenities (medical practice, dentist, veterinary, supermarket, bank, petrol station, schools), 20 min to the coast and the Mt Saint-Michel, 45 minutes to Saint-Malo, Dinan and Dinard - Ferry port: Caen 1H30 min, Airport: Rennes 45 min.

Groundfloor: living room: 30,90 m2, kitchen: 21,09 m2, corridor 5,70 m2, bathroom: 6,71 m2, bedroom 1: 13,79 m2
First floor: landing 7,98 m2, bedroom 2; 17,60 m2, shower room: 4,63 m2, room/study: 5,22 m2, bedroom 3: 12,33 m2, bedroom 4 (with direct access to the back garden): 10,49 m2, shower room: 1,48 m2

Information about risks to which this property is exposed is available...

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