LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31790JHK35 Price: 70 000 EUR

agency fees to be paid by the seller

An oasis - potentially 2 lakes & a gorgeous cabin, your own little paradise! (& under 90 mins from St-Malo!)

EXCLUSIVE















INFORMATION

Town:	Langon
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	15302 m2

IN BRIEF

A wonderful property with (potentially) 2 closed water lakes & an adorable wooden cabin, all a lovely manageable size for your own private retreat or great for sharing with family and friends. Hidden down its own private drive, you arrive at the small lake, grassy garden area and the cabin which looks like it's straight from the pages of a magazine with its black wooden frame, tin roof and porch. Further up the property is the large tree-lined lake with a few clear banks too, perfect for fishing and a path all round, as the little lake has too, such a perfect natural retreat.

The large lake is approximately 3500m2 & the small lake is approx. 2000m2, with a depth of around 1.2m depending on the time of year.

The cabin is not classed as a permanent habitation & doesn't have official sanitation but it is set up with an attractive, cosy open-plan lounge/diner & kitchen downstairs & a pretty attic bedroom up the ladder staircase. The front porch finishes off the country cabin perfectly!

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

The cabin has an electricity supply but no mains water or drainage although there is a separate dry toilet outdoor shed and there is a well. On-site there is also a separate hangar with concrete floor.

Around 5kms from the village of Langon which sits on the Vilaine river and 20kms to Redon, a vibrant large town with plenty of shopping and a TGV station. Also only 45 minutes from Rennes so you can reach Paris in around 2 hours, pop to the capital of chic for lunch and be home by the lakes by teatime.

This property is well situated being only 90 minutes from St-Malo and 1 hour from Nantes Airport, perfect to escape to, even for a long weekend to relax and recharge. Ask for more details and for currency exchange advice to help stretch your budget further.
PLANNING REMINDER: this property is for leisure use and is NOT a permanent home, if the cabin and hangar are destroyed completely by an accident or suchlike, they cannot be rebuilt. A long-term stay at the property, for example in a caravan or motorhome or tent, will generally only be tolerated for 3 months maximum.

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