LEGGETT
IMMOBILIER INTERNATIONAL

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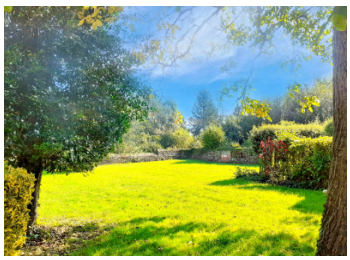
Ref: A32793ILH35 Price: 130 000 EUR

agency fees to be paid by the seller

Elegant 2 bed-stone house with splendid gardens, walking distance to amenities, 19 km to the Mont Saint-Michel















INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	906 m2

IN BRIEF

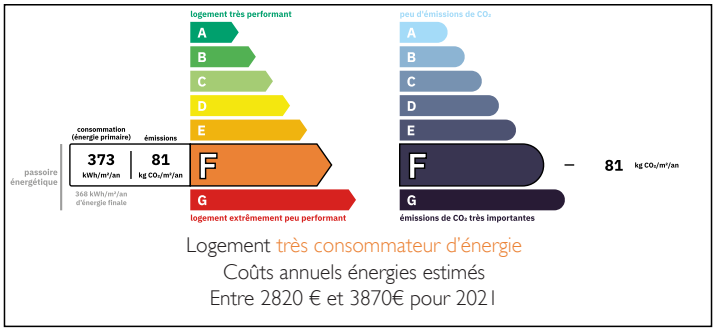
You will love this absolutely charming mid-terraced stone house with gardens located in the heart of Antrain Val-Couesnon.

The house has kept many of its original features, feature fireplaces, wood flooring, old wooden staircase, cellar.

The entrance leads you to the cosy living room with wooden flooring, fireplace with wood burner and stylish built-in storage. The attached kitchen of approx. 13 m2 is bright and big enough to have a dining table. A utility room located to the rear of the house with the oil boiler and a separate WC, gives you access to a fully enclosed back garden.

An old wooden staircase leads you to the first floor and further up to the attic. On the first floor, you have two good-size bedrooms with wooden flooring and a shower room with WC. On the second floor, the roomy attic...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2820 € et 3870€ 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:	**390 EUR**

NOTES

DESCRIPTION

Heating: oil boiler and wood burner in the lounge
The oil tank is located in the cellar. There is a direct access from the street for oil deliveries.

There is a wonderful and rare garden opposite the house where you can relax and enjoy the sun in the summer time.

This character property is a secondary home. It could be a wonderful family house or a charming lock-up and-leave secondary home.

Amenities, super market and schools within walking distance
Less than 10 km to the A 84, 20 km to the coast and the Mont Saint-Michel, less than an hour drive to
Saint-Malo/Dinan/Dinard and Rennes' airport, 150 km to nearest 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