LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38178ILH35 Price: 84 900 EUR

agency fees to be paid by the seller

Semi-detached stone house with outbuildings to renovate set in the countryside only 15 km to Mt Saint-Michel

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Vieux-Viel
Department:	Ille-et-Vilaine
Bed:	4
Bath:	1
Floor:	240 m2
Plot Size:	2272 m2

IN BRIEF

Built in 1721 on on 2272 m2 of land this house has undergone some renovations but was then sadly left uncared for.
It could become a wonderful family home with outbuildings offering business potential with gîte or B&B (subject to planning permission)

This semi-detached house has kept many amazing features including 3 large granite fireplaces, hand crafted oak staircase, beautiful stone archways, exposed beams and oak floorboards.
There is plenty of land to create a vegetable patch or an orchard.
The house consists of 2 rooms of approx. 40 m2 on each of the 3 levels. There is a spacious extension at the back (a possible laundry/utility room or anything you could think of) and a bathroom.
On the right-hand side you have a spacious barn to renovate (the temporary roof unfortunately collapsed).

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38178ILH35 Price: 84 900 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Ground floor: kitchen (35 m2), tiled, with granite fireplace and double white ceramic sink.
Sitting room (36 m2) tiled with granite fireplace.
Back room with wide oak staircase leading to the first floor (approx. 23 m2)
Bathroom, fully tiled with bath, washbasin and WC

Oak staircase leading to
- First floor: 2 rooms of 40 m2
One room has a granite fireplace
One room is concreted and the other one has oak floorboards.

- Second floor with 2 rooms of approx. 40 m2 with oak floorboards, divided by an open archway

Attached old barn with great potential but with a fallen corrugated iron roofing. It could become a garage with living accommodation above for example (subject to planning permission of course).

Location: nearest village Vieux-Viel is 1.5 km away, Pleine-Fougères with all the facilities is at 6 km. The amazing Mont-Saint-Michel is less than 20 km and the medieval town of Fougères is 40 km.

Transport:
Railway station in Pontorson (8 km), ferry port in Saint Malo (50 km) Dinard Airport is at 50 km and Rennes' airport at 65 km

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr