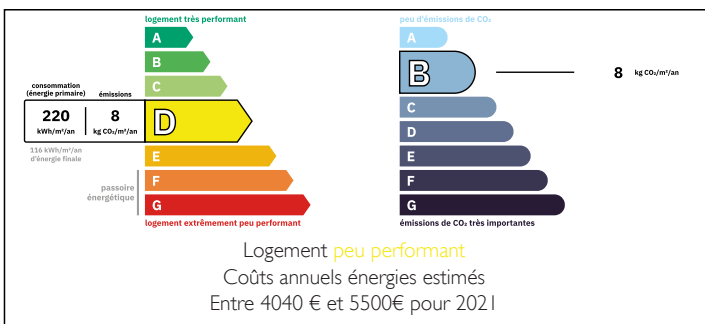


Incredible versatile character property, 4 flats for rental, your future perfect family home or a mix home/B&B

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Luitré-Dompierre
Department:	Ille-et-Vilaine
Bed:	6
Bath:	4
Floor:	187 m ²
Plot Size:	1527 m ²

IN BRIEF

This former presbytery, a rare property on the market, is located in a charming and peaceful village just 10 km from Fougères. It is currently a rental investment property.

The main building has been converted into 4 apartments: 2 one-bedroom units and 2 two-bedroom units, each with its own private enclosed garage.

An independent annex building offers further rental potential. It currently consists of a studio (T1) and a large separate room of approximately 40 m². By creating an opening between the two, it could be transformed into a beautiful single-storey apartment of around 85 m², if that suits your project.

However, the authentic character of the property and its charming enclosed garden with a well also make it a fantastic opportunity for a large family home—or even a combination of both, with a main residence and a separate gîte.

Moreover,...

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 property includes:

A duplex two-bedroom apartment (T3) on the ground floor, left side, featuring a living room with kitchen area and, upstairs, two bedrooms, a bathroom, and a toilet;

A one-bedroom apartment (T2) on the ground floor, right side, with a living room, kitchen, one bedroom, bathroom, and toilet;

A one-bedroom apartment (T2) on the first floor, left side, comprising a living room with kitchen, one bedroom, bathroom, and toilet;

A two-bedroom apartment (T3) in the converted attic (second floor), offering a living room with kitchen, two bedrooms, and a bathroom with toilet.

In addition, there is an independent and partially renovated building made up of two parts: one large room of about 40 m², and a small apartment with a living area and kitchenette, one bedroom, and a toilet with washbasin. By connecting the two spaces, this could become a single-storey two-bedroom apartment (T3) of around 85 m².

At the front of the property, there is a beautiful courtyard with four enclosed garages, and at the back of the house, a shared garden.

The back garden is generous with scope to create something really special

Set in a peaceful environment yet close to amenities, the property is ideally located just about 10 km from Fougères, 17 km from Vitré, 18 km from Ernée, about 40 km from Mayenne or Laval, 55 km from Mont-Saint-Michel, and around 60 km from Rennes.

SURFACES (approx.)

T2 – on the ground floor to the right: 40,18 m² (bedroom: 9 m²; kitchen: 5 m²; corridor 3...

NOTES