LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47411AA35 Price: 197 000 EUR

agency fees to be paid by the seller

Renovated Stone Village House with business potential near Mont Saint-Michel







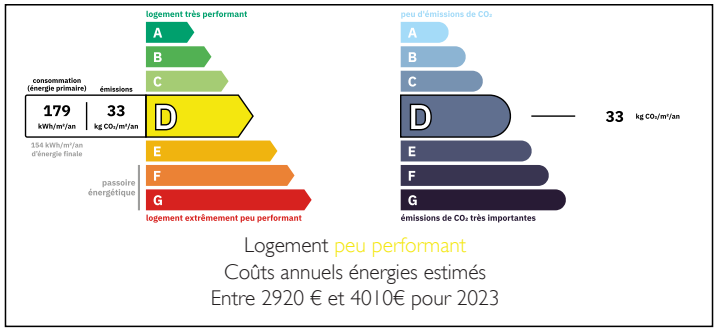








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2920 € et 4010€ pour 2023

INFORMATION

Town:	La Bazouge-du-Désert
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	659 m2

IN BRIEF

Imagine waking up in the heart of a beautiful French village, stepping outside to buy fresh bread from the boulangerie opposite, and enjoying your morning coffee overlooking the magnificent Église Saint-Martin. Amber Ashby and Leggett Immobilier International are delighted to present this exceptional stone-built village house in La Bazouge-du-Désert, Brittany. Combining authentic French character with high-quality modern renovation, this substantial property offers 5 bedrooms, a bespoke solid oak kitchen, stylish bathrooms, extensive storage, integral garage, multiple outbuildings, terraces and a private walled garden. Perfect as a French holiday home, lock-up-and-leave residence, permanent family home or potential B&B/business, subject to planning. Ideally positioned for exploring Mont Saint-Michel, Fougères, Saint-Malo, Normandy and the D-Day beaches, while enjoying genuine village life with everyday amenities on your doorstep.

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

Amber Ashby and Leggett Immobilier International are proud to present this impressive stone-built village house in La Bazouge-du-Désert, ideally positioned in the heart of the village.

Combining traditional French character with a high standard of modern renovation, this substantial property offers generous accommodation, excellent storage and considerable flexibility, making it equally appealing as a holiday home, lock-up-and-leave property or permanent residence.

a grand entrance

The property is entered through a bespoke handmade solid oak front door into a large and airy entrance hall, where an impressive sweeping oak staircase immediately sets the tone for the quality and character throughout the house.

spacious living

The bright and generous lounge retains original plaster ceiling roses and decorative mouldings, with several windows providing plenty of natural light.

Patio doors open onto an enclosed terrace with original wrought-iron railings and a retractable awning. From here there is a lovely view towards Église Saint-Martin, while the village boulangerie is directly opposite.

A feature fireplace with insert wood burner creates a cosy focal point and is open towards both the lounge and adjoining kitchen.

bespoke oak kitchen

The kitchen/dining room is beautifully fitted with a bespoke handmade solid oak kitchen, integrated appliances, solid granite worktops and distinctive aged-mirror detailing, creating an elegant French bistro feel.