

Pretty 3 bed property with 2 gites outbuildings and pool all set in stunning surroundings.



INFORMATION

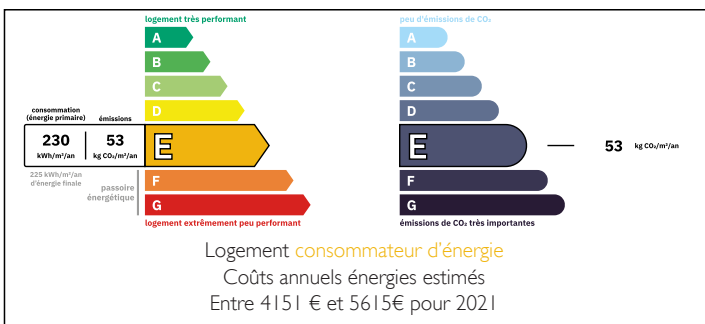
Town:	Louvigné-du-Désert
Department:	Ille-et-Vilaine
Bed:	8
Bath:	5
Floor:	300 m2
Plot Size:	10091 m2

IN BRIEF

A fantastic opportunity to own a 3 bed barn conversion with a 5 bed farmhouse and a 1 bed studio. Good size plot, totally private, 8m x 4m swimming pool, games room, paddock, pond and further outbuildings. All set at the end of its own driveway surrounded by pretty countryside and stunning views. Minutes from the popular town of Louvigny du dessert with its bars restaurants and commerce. 30 minutes to the coast.



ENERGY - DPE



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

Property 1;

This is a barn conversion that is full of charm and character. You enter into an open plan living area (45m²) with the kitchen in the corner that has plenty of storage and worksurfaces, a dining area and the lounge that is centred around the woodburning stove. Beams and open stone walls are part of the existing original features.. A bathroom with WC (4m²) along with a handy utility (4m²) and pantry (6m²) are also found on the ground floor. The staircase leads to a mezzanine area that is currently used as an office (6m²) and which leads to 3 double bedrooms that all have space for storage (9m², 9.2m² and 12m²).

Property 2;

This property is currently rented out as a gite. You enter into an open plan living and dining area (50m²). A large 10 to 12 seater dining table is in front of a central fireplace where all guests can dine together or go and relax in the lounge area. A fitted kitchen (13m²), has everything needed and spacious enough for potential guests. Also on this floor are 2 bedrooms. The first is a good size double (14m²) with ensuite shower room (3.16m²). The second (13m²) also sits next to a fully fitted bathroom (6.3m²). A further shower room and wc (2.1m²) complete this floor. Upstairs you find a further 3 bedrooms. The first (14.8m²) has an ensuite shower room of (1.2m²). The other 2 bedrooms (17m², 10m²) have...

LOCAL TAXES

Taxe habitation: EUR

NOTES