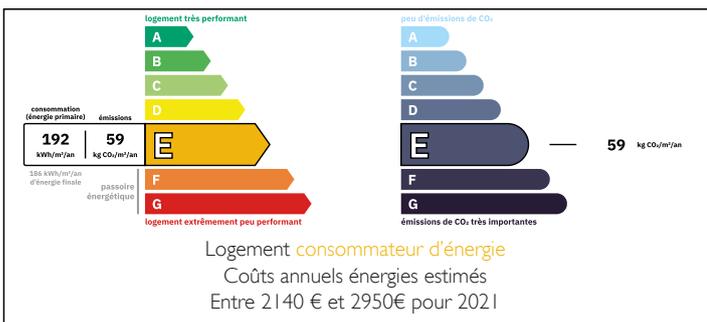


Lovely 2/3-bedroom country house with garden, workshop, hangar near Antrain Val-Couesnon 20 min to the coast



## ENERGY - DPE



## INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	2274 m <sup>2</sup>

## IN BRIEF

This delightful country cottage has everything you need for your new life in France. Nestled in a hamlet 5 km from Antrain Val-Couesnon, this character property has a lot to offer with original features (feature fireplace, beams, exposed stone walls, wood flooring), a spacious attached workshop and a hangar.

On the ground floor, you find an open living room/dining room of approximately 37 m<sup>2</sup> with a wood burner and a pretty country kitchen with an Aga cooker (approx. 17 m<sup>2</sup>).

A modern shower room with walk-in shower and WC completes this floor.

On the first floor, the landing leads you to two good-size bedrooms (12 m<sup>2</sup> and 30 m<sup>2</sup>) and another nicely renovated bathroom including a bathtub with lion paw feet.

On the second floor, the heated attic could offer either a huge third bedroom (approx. 32 m<sup>2</sup>) or, according to your...

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

Attached to that workshop, you have a hangar that can be used for storage.

A picnic table located in front of the house (with a gorgeous blue wisteria) invites you to al fresco dining with friends and family.

The land around the house (2274 m<sup>2</sup>) offers a lot of options too.

Antrain Val-Couesnon with its amenities and services is less than 5 km away, Saint Brice en Coglès 15 km, the coast and the Mont Saint-Michel 18 km/20 min, the medieval town of Fougères 37 km, Saint-Malo/Dinan/Dinard approx. 50 km, Rennes' airport 60 km and Ouistreham ferry port 150 km/1h30.

Oil boiler for heating and hot water

The septic tank last inspected in 2020 was conforming.

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

## LOCAL TAXES

**Taxe foncière: 18 EUR**

**Taxe habitation: EUR**

## NOTES