

Stone cottage with 2/3 bedrooms and large outbuildings close to Chateaubriant



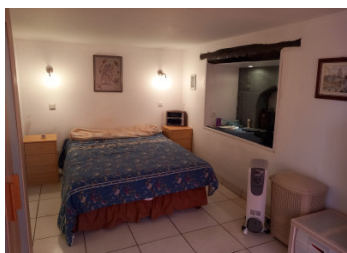
INFORMATION

Town:	Thourie
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	68 m2
Plot Size:	1317 m2

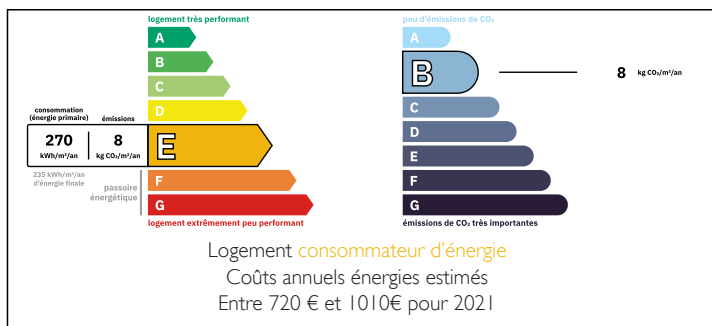


IN BRIEF

Fully habitable stone cottage with 2/3 bedrooms plus large stone dependence ready for use as a gite or as a large workshop studio all situated in a small hamlet close to the village of Thourie and the towns of Chateaubriant and Bains de Bretagne



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

The main stone cottage is comprised of:

On the ground floor

+ Lounge/dining room of approx 28m² with woodburner and tiled floors

+ Fitted kitchen of approx 12m² with fitted kitchen units

+ Master bedroom with ensuite shower room and WC with the bedroom being approx 20m². Double doors from the bedroom lead to the patio and garden. The bedroom contains a lovely homage to the heritage of the building with the entrance to the previously existing entrance to the bread oven.

Upstairs

+ Large bedroom or two smaller bedrooms, currently split in to two sleeping areas. The beams are low in these two bedrooms but there is adequate space here for two double bedrooms

+ Bathroom with WC

Throughout the property the original beams are evident providing charm and character to this ready to use property.

The outbuildings offer plenty of potential.

Dependence 1: is a beautiful stone building with on the ground floor two spaces of 30m² and 12m² plus a WC. Both spaces are currently used as workshop and storage areas but it is easy to see how these spaces could be used as habitable space. With the upstairs space of approx 60m² and very high ceilings this building is close to being a second habitable property.

Garage: is attached to the first dependence

Dependence 2 is another stone building offering space on the ground floor and upper floor (accessed by external stairs). The downstairs space is approx 28m². It is drylined and shelved for use as...

LOCAL TAXES

Taxe habitation: EUR

NOTES