

## Charming stone cottage with two bedrooms close to La Guerche de Bretagne



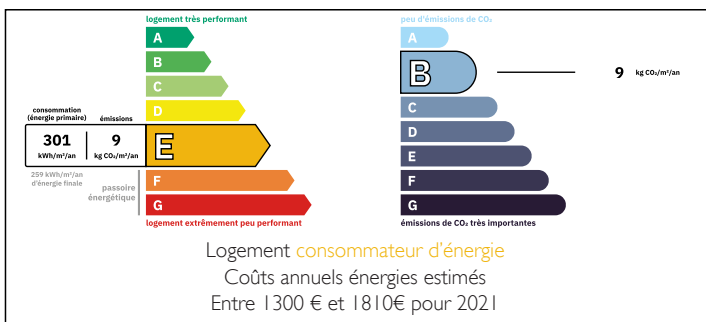
## INFORMATION

Town:	Chelun
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	118 m2
Plot Size:	1611 m2

## IN BRIEF

Classic stone cottage within a small hamlet close to the village of Chelun on the Brittany/Mayenne border with outbuildings for workshop or storage set in over one third of an acre of easy to maintain gardens. Perfect as a lock-up-and-leave holiday or permanent home.

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 185 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Situated in a very small hamlet at the end of a cul-de-sac with the garden overlooking the local farmers fields this stone cottage offers peace and tranquility and the opportunity to further renovate this gorgeous property.

Currently the property is comprised of:

On the ground floor

+ Open plan living space of 45m<sup>2</sup> with wood burner with lounge space, large dining area and fitted kitchen.

+ Bathroom/WC that includes a bath and a shower unit

Upstairs

+ Bedroom 1 of approx 20m<sup>2</sup>

+ Bedroom 2 of approx 20m<sup>2</sup>

The upstairs is accessible by a set of open stairs from the ground floor living space (leading to Bedroom 1) and an additional set of stairs to Bedroom 2. there is a low height connection between the two bedrooms on the first floor in addition.

On the ground floor there is a space of approx 16m<sup>2</sup>, previously used as a garage and now as storage, that could function well as either an additional bedroom or living space.

The property benefits from a recently installed fosse septic and is connected to mains water and electricity. A fiber optic connection is available in the coming months. The main property has been re-roofed and a new electrical installation completed.

Outside there are two stone buildings in good structural condition used for storage but could be used as workshops, studio or potentially as a gite.

There are some works to complete on the property but it is fully habitable on it's current state having