

**SOLD! Rare opportunity! Styleful family home ready to move in with ground floor bedroom and bathroom**



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Mesnil-Roc'h    |
| Department: | Ille-et-Vilaine |
| Bed:        | 4               |
| Bath:       | 2               |
| Floor:      | 78 m2           |
| Plot Size:  | 1 172 m2        |



## IN BRIEF

Situated in the village of Lanhelin, this delightful house has been fully renovated, tastefully decorated, and is ready to move in.

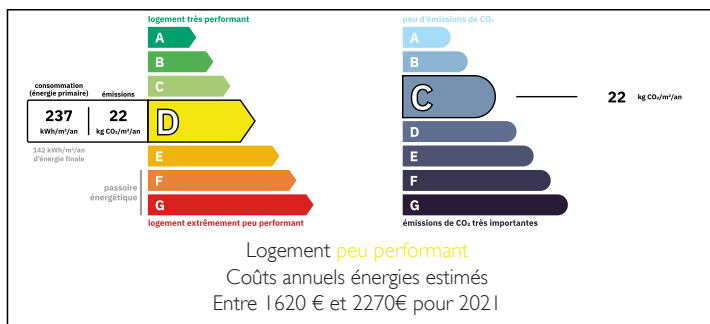
Walking distance from amenities, bakery and convenient store, the property offers tranquility and peace, with no vis-a-vis.

This four-bedroom home benefits from a southern exposed lounge with terrace, a downstairs bedroom, bathroom and separate wc. The large garden, surrounded by hedges and fence, offers several flower beds, barbecue area and a separate garage / tool shed plus small greenhouse.

A large garage (26 m2) and off-street parking complement this property.

As well as an ideal family home, this property would be very suitable as holiday home or lock-up-and-leave property and offers ample space for remote working.

## 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 village of Lanhélin is on at the axe St Malo - Rennes and only 20 minutes from Dinan, 10 minutes from Combourg and half an hour from the beach. It is in easy reach of transport links with Rennes airport 45 minutes, St Malo ferry port and TGV station 30 minutes away.

The property is situated walking distance from all amenities, bakery, shops, and bar.

The main hallway leads to the lounge (5.4 x 3.7m), dining room (3.7 x 4.6m) & kitchen (3.4 x 3m) and corridor to the downstairs bedroom with wooden floor (4.2 x 2.75m), bathroom (2.3 x 1.7m) and separate wc.

The lounge with its wooden floor, is flooded by light from the east as well as from the south through the double French doors leading to the covered terrace. A wood burning stove provides a cosy atmosphere and additional heating for those darker winter days. The dining room has a wooden floor and double doors facing south, providing access to the terraced area. The room leads into the kitchen, which has a porch and outside door providing easy access to the gated driveway and garden.

From the dining room, you have direct access to the large garage (3.5 x 7.4m) and stairs leading up to the first floor landing (2.7 x 2.78m).

The first floor landing would make an ideal study and work area with natural light flooding in through the velux skylight. With wooden floors throughout, the first floor offers three bedrooms,...

## LOCAL TAXES

**Taxe foncière:** 440 EUR

**Taxe habitation:** EUR

## NOTES