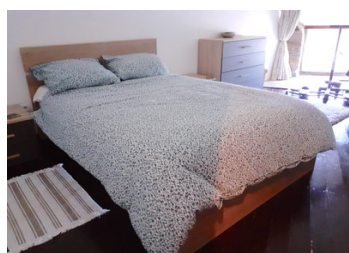


Delightful property with 4-bedroom stone house, 2 2-bed gites, 2 barns, great gardens only 20 min to the coast

EXCLUSIVE



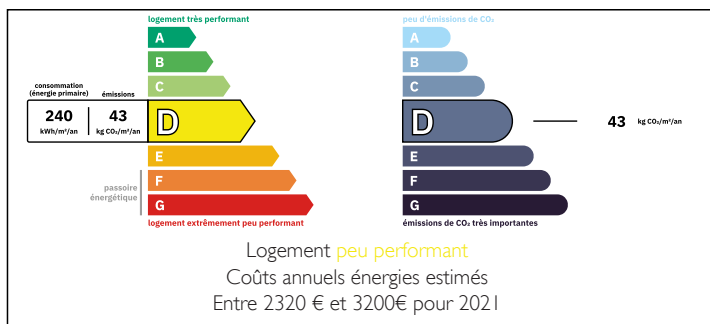
INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	8
Bath:	6
Floor:	331 m2
Plot Size:	3216 m2

IN BRIEF

Situated in a lovely hamlet, this delightful house full of character and ready to move into is located in an enviable rural location, 3 km to the south east of Saint-Ouen de la Rouërie and would make a perfect family home. Here, there is peace and tranquility in abundance, lovely exteriors with manicured gardens, a veg patch and space for animals. The property includes a comfortable 4-bedroom family house with downstairs bedroom (157 m2), two 2-bedroom gites (one attached of 104 m2, one detached of 70 m2) and many outbuildings. Terraces offer quiet spaces for the paying guests in the 2 character 2 bed gites being sold fully furnished.

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.



LOCAL TAXES

Taxe foncière: 1209 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house

On the ground floor, the hallway leads you to a good-size kitchen with enough room to have a table with chairs. Off this, you find a former shower room used as a pantry/storage room, a laundry area/boiler room with WC and a back entrance with direct access to the rear of the house, the back gardens and the big barn.

A bright spacious living room with a wood burner (approx. 36 m²) and a downstairs double bedroom with its own shower room with WC complete this floor.

A staircase leads you to a lovely landing and 3 good-size bedrooms, one ensuite (13,70 m², 13,39 m² and 13,88 m²), a bathroom with WC and a storage cupboard.

Gite 1 has a large open plan layout including a fitted kitchen, dining area and cosy lounge around a granite fireplace and wood burner (43 m²). On the first floor, you find one good size double bedroom with storage space/dressing (approx. 23 m²) with a shower room with WC and a family bathroom with WC. To the second floor, you have a second double bedroom. Everything needed for a comfortable stay. Sold fully furnished.

Gite 2 is smaller but also has an open plan living area, a kitchen corner along with a spacious dining area and a lounge situated around a central wood burning stove (approx. 34 m²). To the first floor are 2 large double bedrooms and a shower room with WC. Outside you find two lovely terraces at...