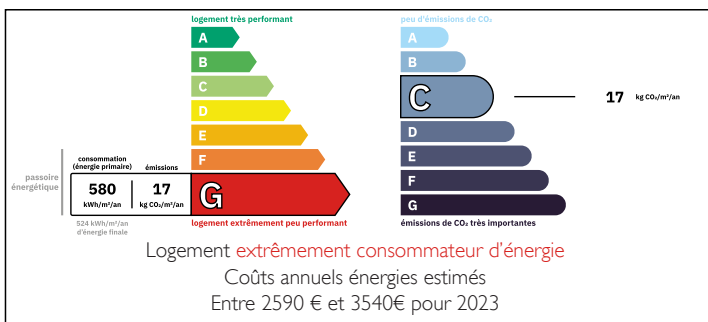


Impressive ensemble in peaceful countryside setting (1 acre) including a family home and a detached cottage

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Marc-le-Blanc
Department:	Ille-et-Vilaine
Bed:	3
Bath:	5
Floor:	176 m2
Plot Size:	4296 m2

## IN BRIEF

Located in a sought-after location close to St-Marc le Blanc, this hundreds year-old family home will need some renovation work but it offers everything and more. You benefit from a countryside setting but a short drive to the popular town of St-Brice en Coglès with good amenities, schools & services.

Set back from the road and nestled in a lovely wraparound garden for quality of life and no overlooking neighbours, this gorgeous quirky home could be a great family home and with some renovation work it offers a gite(s) potential.

The main house includes an entrance, a lounge with wood burner, a fully fitted kitchen, a bedroom, a shower room and WC. On the first floor, you have a landing, a bedroom, a bathroom, a storage, and 3 attic rooms and on the second floor, a mezzanine, a shower room,...

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

### Main house:

First, you have the main home. Entering into an entrance hall where there is storage for coats and shoes, you first access a room (a study or a small bedroom), a shower room and separate WC. Off this, you find a spacious open plan living room with wood burner (approx. 40 m<sup>2</sup>) and a spacious fully fitted kitchen dinner (32 m<sup>2</sup>) offering plenty of work surfaces and storage cupboards and with direct access to the front sun terrace which is the perfect outside dining area.

On the first floor, you have a bedroom and a bathroom, a storage room and different small attic rooms used as spare bedrooms. On the second floor, you have a sleeping area including a mezzanine, a shower room and a walk-in dressing. Then you have a second lovely quirky cottage in need of some renovation work but that could offer a great business potential or additional room for guests. From the north/top to the south/bottom you have separate/independent areas: an extension used as a hobby room; a first apartment on two floors including a main room downstairs with a kitchenette and 2 bedrooms and a shower room with WC upstairs; in the centre, you have a back kitchen/utility room; and finally a good-size room on the ground floor with a staircase leading to an attic (used as spare bedroom) and a shower room with WC.

## LOCAL TAXES

**Taxe foncière: 498 EUR**

**Taxe habitation: EUR**

## NOTES

Lovely gardens surround this secondary home. The back/front and side gardens are mainly kept to...