

Well presented 3/4 bedroom detached house in central village location on Brittany/Mayenne border

EXCLUSIVE



INFORMATION

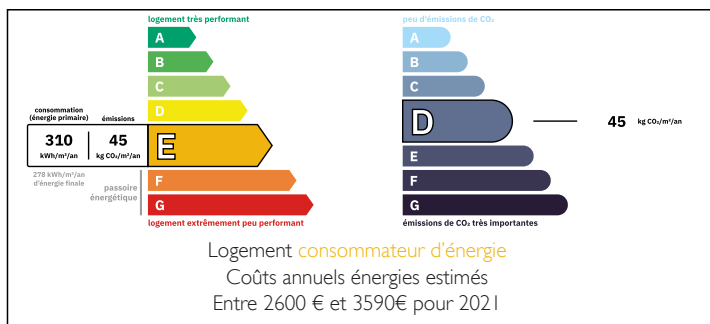
Town:	Chelun
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	104 m2
Plot Size:	1400 m2

IN BRIEF

Ready to move into family home that is perfect for both permanent living or as a second home comprising 4 bedrooms (one on the ground floor) and a private garden of about a third of an acre.

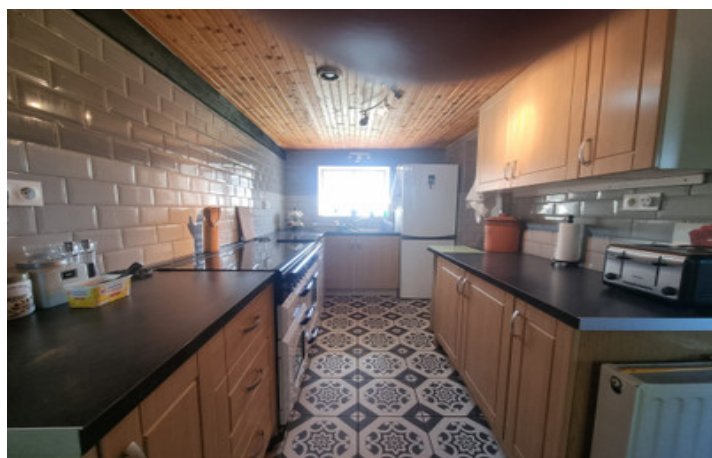


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Fully renovated house on the edge of the village of Chelun close to the market towns of La Guerche de Bretagne and Chateaubriant comprised of:

On the ground floor

- + Dining Room (approx 20m²) with log burner
- + Lounge with wood burner (approx 25m²)
- + Fitted kitchen
- + Shower room
- + Bedroom (approx 9m²) with ensuite and separate small lounge and external entrance into the garden
- + Conservatory (approx 20m²) accessed from the dining room and leading out onto the lawned garden

Upstairs

- + Master bedroom (approx 12m²) with ensuite WC
- + Bedroom (approx 12m²)
- + Bedroom/bureau (approx 8m²)

Outside is a detached garage with mezzanine and a good number of sheds and storage areas close to the mature vegetable garden with green house at the bottom of the plot. A fenced off area within the orchard has a chicken house for the family of chickens!

The house benefits from an efficient oil fueled central heating system and two log fires (one in the dining room and the other in the lounge). Being as the house is fully insulated once these log burners are running there is little need for the central heating.

It also benefits from having a connection to the village's main drainage system.

The property is located on the outskirts of the village of Chelun within 200m of the local bar situated at the centre of the village. This also acts as the village's bread shop and stocks essential grocery supplies as well as operating a takeaway service for hot food. Within 10 minutes is the...