

Delightful renovated 3 bed-stone house on 5 acres including a fishing pond, suitable for horses

EXCLUSIVE



INFORMATION

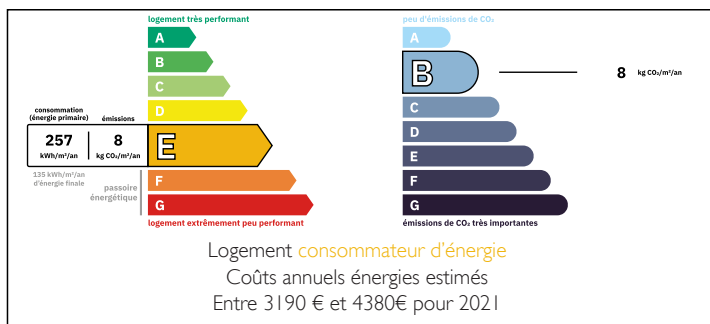
Town:	Le Loroux
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	20334 m2

IN BRIEF

Nested in pretty and peaceful countryside 3 km to the west of the village of Le Loroux, this beautifully renovated farmhouse full of character surrounded by 5 acres gardens is perfect for smallholders or horses' owners. There is also a 1000 m2 pond full of fish. The house has kept many of its original features, feature fireplaces, exposed stonewalls, beams. On the ground floor you first find a convenient entrance hall leading to a shower room with WC and to a spacious TV/games room with exposed stonewalls that could be a spacious downstairs bedroom. Off this is an open plan kitchen and diner with a granite chimney place with wood burner and under floor heating. Next to the kitchen is an impressive lounge with wood burner and impressive vaulted ceiling. On the first floor a large landing area/mezzanine leads you to...



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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: 804 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This character property could be your dream home in France and a nice family country escape.

The exteriors are a mix of a gravelled patio at the front that is perfect for evening drinks and alfresco dining or watching the sunrise, manicured gardens around the house, many fruits trees, tree coppice for cutting down for firewood. It also includes a lovely 1000 m2 fishing pond that is full of fish.

There is also a useful metal shed for storage.

Habitable surface : 181.02 m2

Ground floor

Entrance hall: 3,83 m2

Shower room: 3,19 m2

TV/Games rooms: 29.94 m2

Kitchen diner: 36.95 m2

Main lounge: 45.50 m2

Storage under the staircase: 1.12 m2

First floor

Landing/mezzanine: 9.04 m2

Corridor: 6.24

Bathroom: 2.84 m2

Separate WC: 1.18 m2

Master bedroom: 26.34 m2

2 Rooms/bedrooms: 7.24 m2 and 7.64 m2

Delightful well-maintained character house in quiet environment and peaceful rural setting with large pretty gardens with good-size fishing pond
Quality renovation with numerous original features: exposed stonewalls, exposed beams, feature fire place, vaulted ceiling

Bright family house of approximately 180 m2

Double glazed windows and mixed heating system: wood burners, under floor heating in the kitchen and electric heaters

Lots of land suitable for horses or small holding

In easy reach of main towns and close to first amenities, school and services

Workshop of approx. 7 m2 + metal shed for more storage.