

Character longère with 4 bedrooms and separate gite close to Martigné-Ferchaud



## INFORMATION

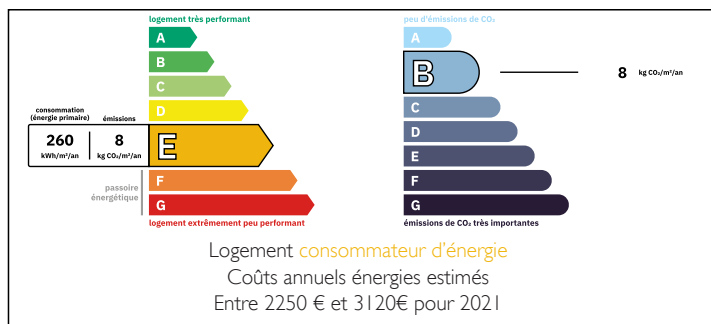
Town:	Eancé
Department:	Ille-et-Vilaine
Bed:	7
Bath:	3
Floor:	275 m2
Plot Size:	2190 m2



## IN BRIEF

Beautifully presented and fully renovated longère with a 60m<sup>2</sup> living/dining room and four bedrooms plus a high specification independent gite with three bedrooms set in beautifully landscaped gardens of approx 0.5 acre complete with in\_ground pool close to the amenities of Martigné Ferchaud

## 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: 960 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

An immaculate combination of family home and independent gite located a couple of minutes from the village of Eancé and the small town of Martigné-Ferchaud.

The main family home is comprised of:

On the ground floor

+ Lounge/dining room (approx 60m<sup>2</sup>) with woodburner providing for a large family room for dining and relaxing

+ Fitted kitchen (approx 35m<sup>2</sup>) - this large kitchen area has a great deal of charm with the original features maintained (a converted stable with horse bow dividers in place. External door leads to the front of the property.

+ Main bedroom (approx 55m<sup>2</sup>) with stairs to an internal balcony, doors out to the south facing patio area. Heated by a wood pellet burner.

+ Bathroom/WC

+ Utility room

Upstairs

+ Mezzanine (approx 35m<sup>2</sup>) large well lit mezzanine providing a secondary lounge area.

+ Bedroom 2 (approx 24m<sup>2</sup>)

+ Bedroom 3 (approx 9m<sup>2</sup>)

+ Bedroom 4 (approx 16m<sup>2</sup>)

+ Family bathroom with WC

Outside the south-facing terraced area provides for a beautiful shaded area overlooking the garden and the countryside beyond. Adjacent to this is the small raised water feature in which are situated the koi carp.

Gite

This is a detached cottage full of charm and character and an ideal private dwelling for guests or family. The gite is separate from the main house with its own private entrance and garden. It has been beautifully renovated and has been very successful in attracting national and foreign clients.