

Bucolic riverside setting for this delightful 18th century paper mill, 3.5 hectares, independent stone stable



INFORMATION

Town:	Sens-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	35009 m2

IN BRIEF

Hidden away at the end of a rural road, this delightful property located roughly 7 km to the North-East of Sens de Bretagne has been nicely restored while remaining its character and charm (exposed stonewalls, beams, 2 feature fireplaces). Ideal for long walks or fishing lovers, this property could be your perfect French retreat!

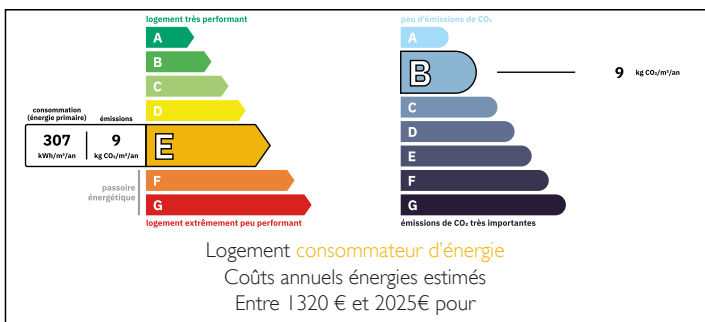
On the ground floor, you find a spacious room of nearly 60 m2 combining a living room, a dining room and an open fully fitted kitchen. The cathedral ceiling above the lounge area and the river view are just incredible. A bathroom and a separate WC complete this floor.

On the first floor, a spacious landing/mezzanine leads you to a double bedroom and a smaller room that could be used as a spare bedroom or a study.

A spacious cellar of approximately 65 M2 offers a nice storage...

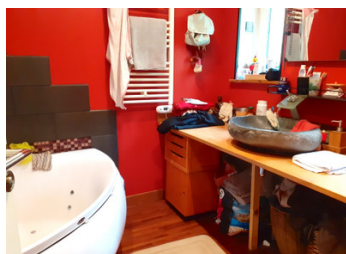
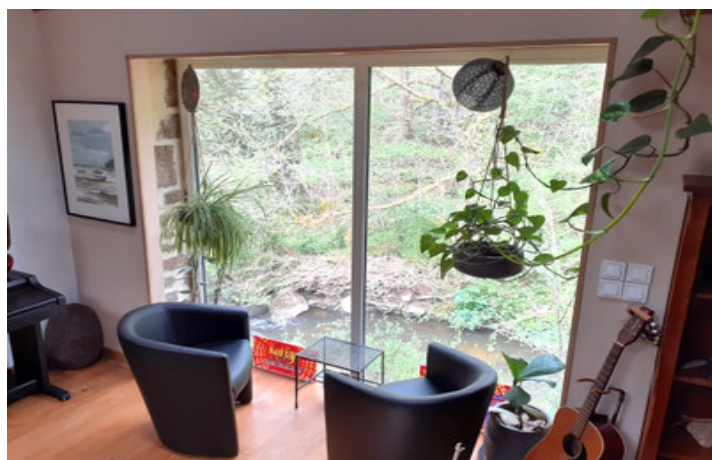


ENERGY - DPE



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.



DESCRIPTION

You will find different relaxing areas, a BBQ, woodland and glades near the river.

You also have 3 additional plots further up the road. One has with a former stone stable and a field with numerous fruit trees (apple trees, a cherry tree and a kiwi fruit tree). The owners have also added two useful water butts of 1250 L each.

Saint-Marc-le-Blanc : 7 km, Sens de Bretagne : 7 km, Saint-Hilaire des landes : 10 km, Saint-Brice en Coglès : 13 km, Combourg : 26 km, Dol de Bretagne : 40 km, Rennes' airport : 45 km, Mont Saint-Michel: 30 km, Saint-Malo (64 km)/Dinan (50 km)/Dinard (67 km) ; ferry port : 160 km

Total habitable surface: 86.46 m²

Ground Floor: Kitchen/living room: 58.85 m², bathroom: 5.16 m², WC: 0.81 m²

First floor: Landing: 3.67 m², bedroom: 10.67 m², study: 6.97 m²

A really charming stone house in stunning surroundings

A very peaceful and relaxing riverside environment, ideal for fishing or long walks

LOCAL TAXES

Taxe foncière: 466 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>