

UNDER OFFER Charming 4-bed house with outbuildings, gorgeous gardens only 14 km to the Mont-Saint-Michel



INFORMATION

Town:	Sougéal
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	128 m ²
Plot Size:	6302 m ²

IN BRIEF

This charming welcoming 4-bedroom property (128 m² habitable space + 57 m² apartment without heating) is located just outside a lovely village between the great market towns of Pontorson, Dol de Bretagne and Antrain Val-Couesnon.

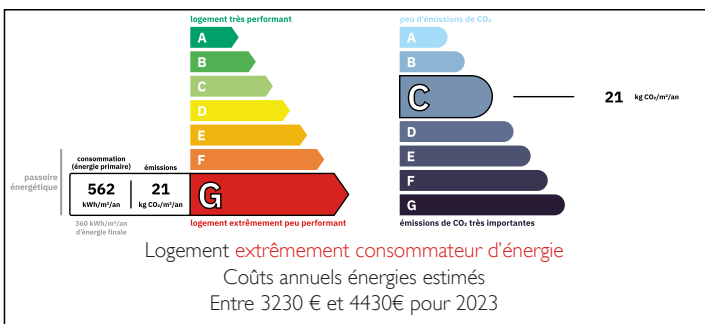
It is nestled in wonderful manicured gardens combining terrace, ornamental garden, vegetable patch, pond, hen house and enough land for a horse and only 14 km to Mt Saint-Michel (that can be seen from the first floor)!

The basement has been renovated to create a comfortable apartment for friends or family but it also represents a business potential if needed.

On the ground floor, the entrance leads you to a spacious and bright living room/dining room with a fireplace, a fully equipped kitchen, 3 double bedrooms with wood flooring, a bathroom and a WC.

On the first floor, you have another double bedroom with view on the...

ENERGY - DPE



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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.



DESCRIPTION

The basement includes a spacious living space, a second fully equipped kitchen, a heated shower room (included in the 128 m2) and a WC and 2 other rooms/boiler rooms.

The exteriors are a delight. You have a nice terrace with views at the front, charming gardens around the house, a lovely pond, a vegetable patch, a separate field with a horse shed, a hen house. This property could be a small holding.

A spacious hangar/workshop (approx. 60 m2) offers plenty of room for storage or DIY.

This could be your perfect French retreat only 15 min to the Mont Saint-Michel bay, offering charm and tranquillity.

Heating: electric boiler and insert

Approx. 6 km to Pleine-Fougères, Trans-la-Forêt and Pontorson, 7 km to Antrain Val-Couesnon, 14 km to Mont Saint-Michel, 23 km to Dol de Bretagne, 30 km to Avranches, 35 km to Fougères, approx. 50 km to Saint-Malo/Dinan/Dinard, 60 km to Rennes' airport and 146 km Caen Ouistreham ferry port.

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

LOCAL TAXES

Taxe foncière:	595 EUR
Taxe habitation:	EUR

NOTES