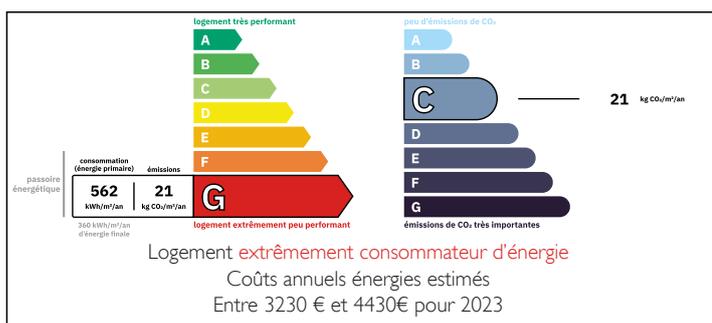


UNDER OFFER Charming 4-bed house with outbuildings, gorgeous gardens only 14 km to the Mont-Saint-Michel



ENERGY - DPE



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)!

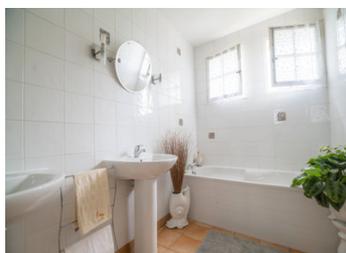
The basement has been renovated to create a comfortable apartment for friends or family but it also represents a business potential if needed.

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...

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

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