

Beauty spot including a charming 4-bed stone house, a barn and exquisite gardens only 18 km to Mt Saint-Michel



## INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	134 m <sup>2</sup>
Plot Size:	5516 m <sup>2</sup>

## IN BRIEF

A lovely private cypress-lined driveway leads you to this charming and lovingly restored property that is perfect as a primary residence or holiday home.

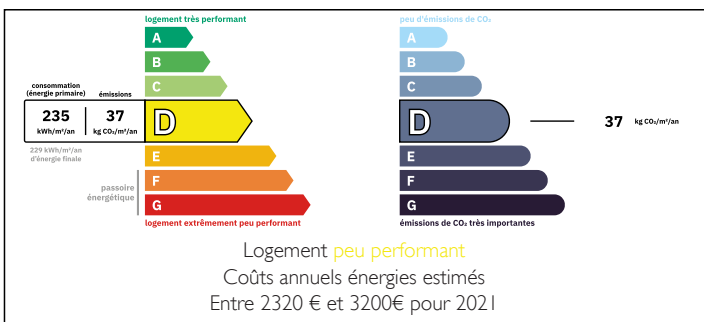
Nestled in a tranquil hamlet surrounded by nature/pretty countryside (but with a fiber optic connection) and only 18 km to the coast and Mont Saint-Michel, it has retained many of its original features and provides a very comfortable accommodation on 3 floors.

The heart of the home is the spacious open ground floor of approx. 48 m<sup>2</sup> offering a cozy living room, an open fitted kitchen and a dining area of approx. 15 m<sup>2</sup>.

The original oak beams, the feature fireplace and the exposed stonewalls give that special touch of character. A small but useful utility room and a shower room with WC complete this floor.

On the first floor, the landing leads you to 4...

## 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 property comes with ample parking space and boasts several outbuildings including an attached spacious workshop with electric (approx. 45 m<sup>2</sup>), an independent old barn in need of renovation (approx. 45 m<sup>2</sup>), a ancient bread oven and what is left of a stone pig shed, a hen house and a useful well; this could be a self-sufficient small holding of 1.3 acres.

The gardens are a delight and provide a quiet and private place to relax with great views on the surrounding countryside, a true and delightful outdoor retreat. You can enjoy several seating areas at the front and at the back of the house for alfresco dining and also have a vegetable patch, a tunnel to grow anything you wish, an orchard and lawn.

The property is close to Antrain Val-couesnon offering all the necessary local amenities, with its bars, chemists, bakeries, a supermarket with a gas station, bank and is only 11 km to Pontorson or 15 km to Saint-Brice en Coglès/Maen Roch for additional amenities and services.

La Fontenelle 2 km ; Antrain 5 km, Pontorson 11 km, Saint Brice en Coglès 15 km, the coast and Mont Saint-Michel 18 km/20 min, Combourg 23 km, Dol de Bretagne 26 km, Fougères 37 km, Saint-Malo/Dinan/Dinard environ 50 km, Rennes St Jacques' airport 60 km et Ouistreham ferry port 150 km/approx. 1h30

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

## LOCAL TAXES

Taxe foncière: **663 EUR**

## NOTES