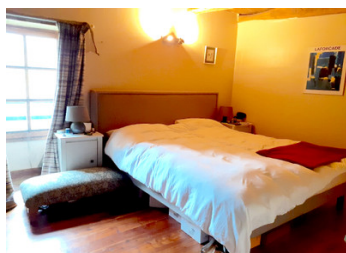


Beauty spot including a charming 4-bed stone house, a barn and exquisite gardens only 18 km to Mt Saint-Michel

EXCLUSIVE



INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	5516 m2

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.

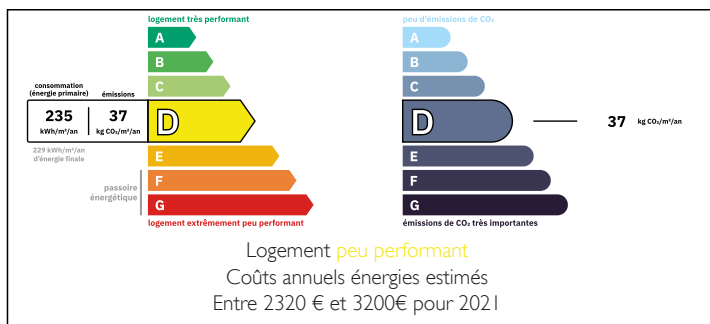
Nestled in a tranquil hamlet surrounded by nature/pretty countryside (but with a fiber optic connection) and only 18 km to the coast and Mont Saint-Michel, it has retained many of its original features and provides a very comfortable accommodation on 3 floors.

The heart of the home is the spacious open ground floor of approx. 48 m2 offering a cozy living room, an open fitted kitchen and a dining area of approx. 15 m2.

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.

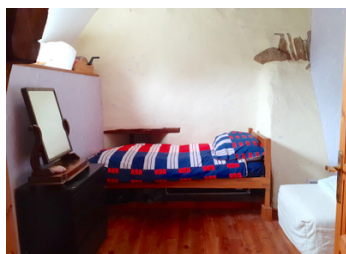
On the first floor, the landing leads you to 4...

ENERGY - DPE



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: 652 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comes with ample parking space and boasts several outbuildings including an attached spacious workshop with electric (approx. 45 m2), an independent old barn in need of renovation (approx. 45 m2), 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, Combours 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

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