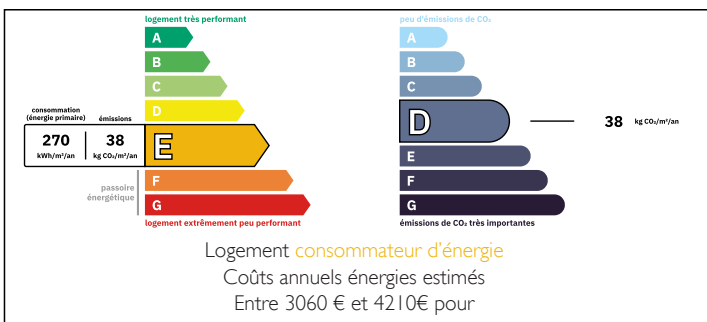


Absolutely charming quirky 3-bed stone house, conservatory, garage, lovely gardens only 18 km to Mt St-Michel

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	3475 m2

## IN BRIEF

Located in a charming hamlet, only 5 km to first amenities and 18 km to the Mont St-Michel bay, this adorable old stone house has been renovated with love and care to make it a cosy haven of peace, perfect as primary residence or secondary home.

The house perfectly combines modern comfort and genuine soul with its exposed stonewalls, exposed oak beams, wood flooring and feature fireplace with log burner.

The ground floor includes a cosy and bright living room with wood burner, a delightful conservatory with views and direct access to the back garden, a fully fitted kitchen with enough space for a table and chairs, a dining room (or a future downstairs bedroom) and a useful laundry with WC.

On the first floor, the landing leads you to a first spacious double bedroom, a bathroom with WC and two...

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 owners have implemented a staircase in the dining room to make the third bedroom independant.

The outside space is divided into two gardens, one around the house (1895 m2), laid to lawn and with fruit trees and a second one across a small lane (1580 m2) with a well and a small stone outbuilding (approx. 20 m2). There is a relaxing area with a former pond (it just needs to be refilled with water). There is enough room to create a vegetable patch or a small holding with animals if you wish.

Internet: fiber optic connection

Heating system: oil boiler + electric radiators + wood burner

Conforming septic tank (3 m3)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The property is nestled in a hamlet 2 km to the North-West of La Fontenelle, 5 km to Antrain Val-Couesnon where you will find the first amenities (bars, a supermarket with gas station, bakeries, a post office, chemists, schools etc.), 11 km to Pontorson, 15 km to Saint-Brice en Coglès/Maen Roch, 18 km to the coast and the Mont Saint-Michel, 23 km to Combourg, 26 km to Dol de Bretagne, 37 km to the medieval town of Fougères, approx. 50 km to Saint-Malo/Dinan/Dinard, 60 km to Rennes' airport and 150 km to ferry port.

Don't miss a chance to find your dream French home!

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