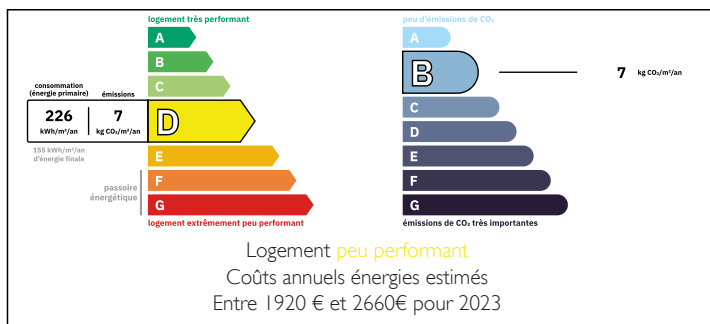


Charming rural setting for this delightful quirky 4-bed (& more) family stone house with fully enclosed garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Loroux
Department:	Ille-et-Vilaine
Bed:	4
Bath:	1
Floor:	145 m²
Plot Size:	1075 m²

IN BRIEF

This pretty and quirky detached cottage with rural lifestyle with lovely outside space and views on the surrounding picturesque countryside is ideal as your dream French retreat in the heart of nature and still 13 km to the medieval town of Fougères with all it has to offer.

On the ground floor you first find a convenient entrance and a WC. Moving through into the house, you have a well-appointed kitchen, a useful storage/pantry/laundry room, a cosy living room featuring a fireplace with insert. Also on this floor, you find an independent open versatile area developing over 3 floors used as library /bedroom/study.

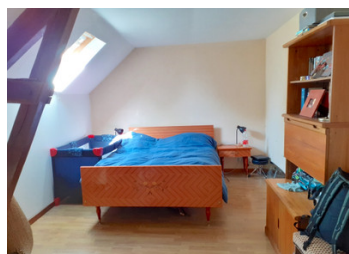
The wood staircase leads you to 3 bedrooms and an elegant modern bathroom with shower, bathtub and WC.

Further up, on the second floor, you have a fourth spacious double bedroom.

The South-facing terrace has space for alfresco

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

Conforming septic tank

The house is situated within walking distance to Le Loroux, 12 km to Louvigné du Désert, 13 km to Fougères with its numerous bars, restaurants, supermarkets, banks, cinemas, swimming pool, schools to name a few, 15 km to Fougerolles du Plessis, 18 km to Ernée, 36 km to Vitré (train station), 40 km to Mayenne, 50 km/minutes to Laval (TGV to Paris) and Rennes' airport, 50 km to the coast and the Mont Saint-Michel, less than 2 hours to Ferry port (Caen Ouistreham),

Viewing highly recommended

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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: 448 EUR

Taxe habitation: EUR

## NOTES