

Ideal lock-up and leave semi-detached 2-bed stone cottage, walking distance to amenities, 40 km to the coast

EXCLUSIVE



## INFORMATION

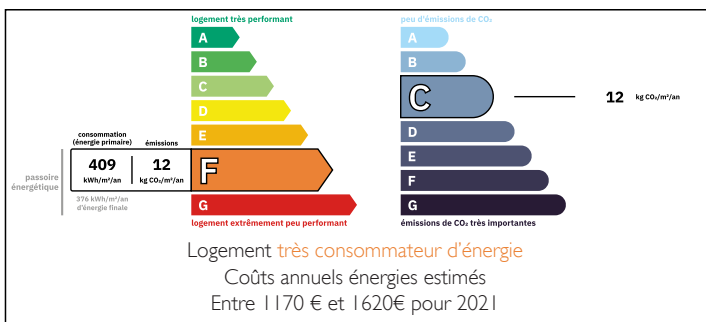
Town:	Louvigné-du-Désert
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	146 m2

## IN BRIEF

The ideal holiday home, fully renovated and full of character with exposed beams and stone walls! Located in a quiet lane, this charming house is within easy reach of local shops. Ready to move into, it has a good-sized well-exposed front yard/garden. This delightful stone cottage is arranged as follows: On the ground floor, you will find a spacious and bright living area with insert wood-burning stove ideal for cosy winter evenings (29 m2), a bright fully fitted kitchen with plenty of storage and work surface (20 m2) and a convenient utility room. On the first floor, the landing leads you to a shower room with washbasin & WC and a small room but still big enough to be a small bedroom or a study, and further in, you find a second landing with a second small room used...



## 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.



## DESCRIPTION

Heated via wood burning stove and electric radiators, double-glazing and connected to mains drains.

Immaculate 1 or 2 bedroom-property only 40 km to the coast

Manicured front garden, easy to maintain;

Viewing is highly recommended, you will love it!

Within walking distance to shops and services, 10 km to the A84 motorway Rennes/Caen, 10 km to market town Saint-Hilaire du Harcouët, 15 km to the medieval town of Fougères, 40 km to the coast and the Mont Saint-Michel, 45 km to Avranches, 50 min to Rennes' airport and 1 hour to Dinard, Dinan and Saint-Malo and 1h30 to the ferry port of Ouistreham

## LOCAL TAXES

**Taxe foncière:** 314 EUR

**Taxe habitation:** EUR

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

## NOTES