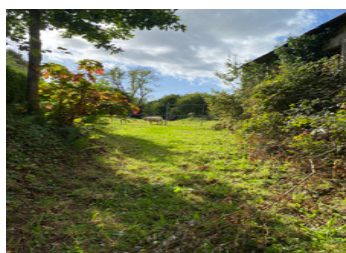
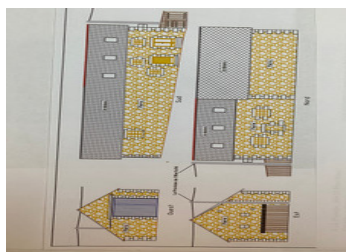


Stone barn on half an acre in the pretty commune of Monthault

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Monthault
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1920 m2

IN BRIEF

This old stone barn has several nice features and could be converted into a comfortable 2-bedroom home, subject to planning consent.

It is situated in a quiet hamlet in the pretty commune of Monthault.

There are neighbours close by.

As you can see from the photographs, it is a complete restoration project.

Drawings are available for requesting planning permission. Planning has previously been granted but has now lapsed so a new application will need to be made for the future project.

A septic tank has been installed on the land.

Most of the land is to the side of the property and there is a second entrance at the far end.

The village of Monthault lies just over the Normandy border into Brittany. There is a little corner shop in the village and there are lots of walking paths around this area. It...

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 habitation: EUR

NOTES

DESCRIPTION

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The village of Monthault lies just over the Normandy border into Brittany. There is a little corner shop in the village and there are lots of walking paths around this area. It is 11 km from the popular market town of St Hilaire du Harcouet, 20 km from the larger town of Fougères and 77 km from Rennes. The coast and beaches are 50 km away.

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