

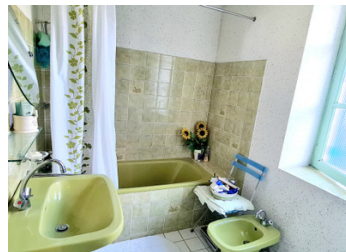
UNDER OFFER Pretty 2 bed cottage set in 2000m2 of land with outbuildings

EXCLUSIVE



INFORMATION

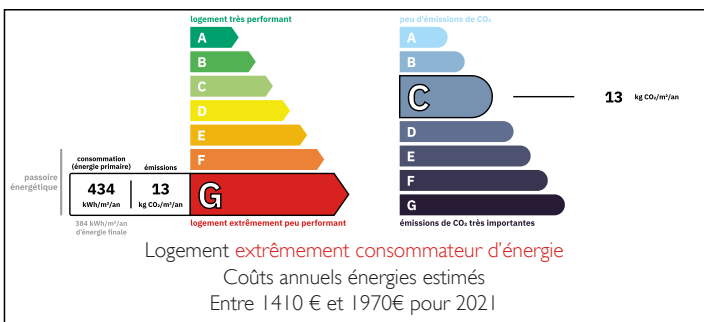
Town:	Le Loroux
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	2000 m2



IN BRIEF

Here is a polished property description based on your text, keeping the same style but correcting grammar and making it more appealing: This is the perfect holiday home or an ideal property for those looking for a permanent residence, with scope to add additional living space if required. Set at the end of a small lane, the property is located in a charming hamlet and enjoys lovely views over the surrounding countryside. The pretty garden is packed with plants, mature shrubs and fruit trees, creating a peaceful and private setting. The property also benefits from three outbuildings and a small paddock, ideal for those wishing to keep chickens, sheep or goats, as well as space for your own vegetable patch. The septic tank conforms to current regulations. Ideally located just 15 minutes from the beautiful town of Fougères,...

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

Entering the property, you are welcomed into a spacious open-plan kitchen and dining area. (26.7m²) A centrally positioned wood burner creates a warm and inviting atmosphere, perfect for cosy winter evenings. The kitchen offers plenty of storage and work surfaces, and as the property is being sold furnished, you will have everything you need to immediately enjoy the space and surroundings.

The ground floor also features two double bedrooms (15m², 11m²), along with a bathroom (4.8m²) and a separate WC, completing this level.

There is access to the loft space (51m²), where you can clearly see the potential to create additional living accommodation if desired.

Outside, the property benefits from a pretty rear garden and an enclosed paddock, ideal for those wishing to keep animals or simply create a larger garden space.

In addition, there are three outbuildings, all in excellent condition, offering ideal workshop space, storage, or shelters for animals.

The property is located just minutes from a village with basic amenities and only 15 minutes from larger towns with a full range of services and tourist attractions, including the beautiful town of Fougères, famous for its medieval castle.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES