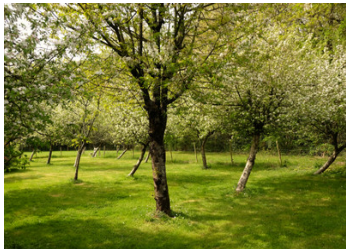


Character stone longere with 5 bedrooms with over 2 acres of land close to Le Thiel-de- Bretagne



INFORMATION

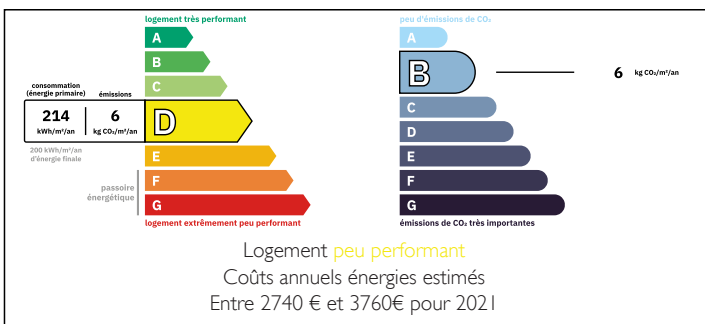
Town:	Le Thiel-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	5
Bath:	3
Floor:	213 m2
Plot Size:	9460 m2



IN BRIEF

Beautifully presented family home packed with charm and original features set in over 2 acres of land offering great flexibility from being a family home, to a house for two families or a house with independent gite. Located outside of the village of Le Thiel-de-Bretagne it has railway connections to Rennes and close proximity to the roads leading to Rennes and Nantes. The ferry port of St Malo is approx 1hr15 away.

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.



LOCAL TAXES

Taxe foncière: **835 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

You know you're home the moment you walk through the main entrance into the kitchen! The kitchen, like the rest of the property in its entirety is full of charm, character and a warm feeling of being at home.

The house is spread across two floors with two separate entrances and the chance to create a large family home, a house for two families or a house that includes a separate gite.

On the ground floor the house is comprised of:

° Farmhouse kitchen (approx 30m²) with fitted units, a farmhouse cooker completed with pump to heat the radiators throughout the house and powered by wood pellets. To the side of the kitchen is an enclosed utility room and store.

° Lounge 1 (approx 20m²) or traditional snug with storage cupboards. Double doors lead to the patio at the rear of the house

° Bedroom 1 (approx 10m²) is located next to the lounge and has its own mezzanine

° Lounge 2 (approx 40m²) again full of warmth and charm having a wood burner and external door to the front of the property.

° Lounge/dining room 3 (approx 35m²) again has load of character that include a mezzanine overlooking the main area and a quiet area underneath. An external door leads to the garden at the rear.

° Kitchen 2 with its fitted units is located next to the secondary lounge

+ Downstairs bathroom (with overhead shower) and WC

Upstairs the character and charm continue

° Bedroom...