

Rare property - charming cottage converted in 2017 + annex, grounds & even a private lake with a boat moored!



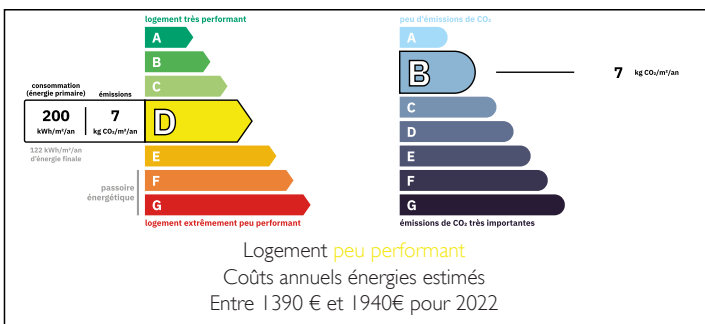
INFORMATION

Town:	Pipriac
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	84 m ²
Plot Size:	9379 m ²

IN BRIEF

This is a property to fall in love with - inside the traditional exterior stone walls of this building that was converted into a house in 2017, you have a gorgeous modern, stylish home. This was extended in 2022 to add an annex, currently used as an office but could easily be spare accommodation with it's own shower room and toilet next door. From both the house and the annex you have views over the lake. The house is complemented by a terrace with a pergola to give shade and protection so that you can sit outside and enjoy your relaxing meal or casual party or whatever you want to use it for. During the redesign, thoughtful technical touches have been added such as remote-controlled blinds (handy for the ceiling velux windows!), a water tap with integrated...

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 habitation:

EUR

NOTES

DESCRIPTION

MORE PHOTOS/VIDEOS AVAILABLE - PLEASE ASK!

So many good things to say about this gorgeous property but the best way to explain it is for you to come and see it. On the edge of a hamlet with countryside beyond the property, it has a remote-controlled gate with camera system. The front door leads into the hallway with a toilet and a utility room area. To the right is the annex bedroom with its own shower room and to the left is the lovely open living area - kitchen with integrated appliances and filter tap and the lounge space with a woodburner and patio doors out to the terrace with a pergola not just for shade from above but with incorporated retractable sunshades around the sides. Off the lounge are the 2 bedrooms, built into the eaves of the original side shed, compact but adequate, and another shower room (with plumbing to install a bath if you wish) and separate toilet.

The property is fenced all around, the lake runs from a depth of around 50cms to 3m and contains carp, pike, perch and zander fish of various sizes.

There are useful outbuildings in the large grounds and plenty of space for the chicken run and a vegetable garden. The septic tank was installed during the conversion in 2017.

There is a school bus stop in the hamlet, the dual carriageway to Rennes or Nantes is approx 5 mins' drive, Guipry/Messac station or Langon station are each...