

UNDER OFFER - Traditional stone cottage with three bedrooms situated close to the village of Gennes-sur-Seiche

EXCLUSIVE



INFORMATION

Town:	Gennes-sur-Seiche
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	2789 m2

IN BRIEF

*** UNDER OFFER ***

Delightful stone cottage with 2/3 bedrooms in a plot of approx 3/4 of an acre with gardens to the front and rear of the property. The house is fully habitable with a large living space on the ground floor and one bedroom on the ground floor and a further two upstairs. Attached is a large stone dependence that provides the opportunity for extending the living spaces or for use as a studio or storage.

It is situated just a couple of minutes from the village of Gennes-sur-Seiche and under 10 minutes to the bustling market town of La Guerche de Bretagne. The ferry port of St Malo is under 90 minutes away.



ENERGY - DPE

DPE not required.

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

*** UNDER OFFER ***

The house is comprised of

On the Ground Floor

+ Open plan room (approx 40m²) with entrances to the front and rear of the property serving to provide a kitchen/dining area to the rear and a very comfortable lounge. Central to the lounge area is a large traditional fireplace offering an open fire. The front and rear walls of this large living space show the heritage of the building with re-pointed stone walls.

+ Ground floor bedroom (approx 24m²) with a feature fire place.

+ Shower room with WC, with a large walk-in shower with beautiful tiled floor and character exposed re-pointed stone walls.

Custom stairs lead to the first floor where there is:

+ Large mezzanine (approx 20m²) area overlooking the lounge currently used as a visitors bedroom

+ Bedroom 3 (approx 12m²)

Throughout the property the exposed timbers provide evidence of the heritage of the property as an ancient farmers cottage.

To the front of the property is a beautiful shaded garden laid to lawn in which there is located a well for garden use.

To the rear is a larger garden, laid to lawn, of approx 2000m² ideal for a pool and perhaps a vegetable patch and greenhouse.

Attached to the main house is a large stone dependence. Currently accessed externally this has much potential either for transformation into habitable use with the making of an internal connection to the main house or as an independent habitation/gite or studio or just for storage. ...

LOCAL TAXES

Taxe foncière: **598 EUR**

NOTES