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Farmhouse for sale in Ille - VIRTUAL TOUR

Louvigné-du-Désert , Ille-et-Vilaine , Brittany



€108,000

inc. of agency fees

3 Beds 150 sqm 0.1 ha

Characterful large detached house in a hamlet in Brittany The property has been renovated by the present owners in recent years. ...

At a Glance

Reference	MFH-NORF01807	Near to	Louvigné-du-Désert	Price	€108,000
Bed	3	Pool	No	Hab.Space	150 sqm
Land	0.1 ha			Land Tax	N/A

Property Description

Characterful large detached house in a hamlet in Brittany

The property has been renovated by the present owners in recent years. It has a garden of quarter of an acre and a patio overlooking fields. There is potential to extend the accommodation into the attached barn and a room with a magnificent granite fireplace. It stands in a peaceful hamlet with 2 neighbours.

The nearest village to this property has a bar/tabac/restaurant/shop. About 5 minutes away is the larger town of Louvigné-du-Desert with its shops, supermarkets and restaurants. The property is about half an hour from the UNESCO heritage site Mont St Michel and 15km from Fougères. 'L'Ange Michel' leisure resort is 10 minutes away. The property is well served by airports at Rennes (45 miles) and Dinard (56 miles). There are regular ferry ADDITIONAL INFORMATION from Saint-Malo (1 hour away). There is a TGV main rail line from Rennes too. The nearest beach is at Genêts (20km). The D-Day landing beaches and the Loire area are about 2 hours away. The main towns of Saint-Lô is 1 hour's drive and Nantes is just under 2 hours' drive.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 6.32 x 6.30m Glazed double doors and window to front elevation. Arched partly glazed doors to east elevation. Exposed beams. Laminate floor. Exposed stone walls. Wood-fired Rayburn (available by separate negotiation). Stairs to first floor. Ceramic sink unit with water heater. Island with solid wood worktops. 2 radiators (not connected). Space and plumbing for washing machine.

Lounge 6.28 x 5.98m Window and glazed double doors to front elevation. Tiled floor. Fireplace with wood-burner. Exposed beams.

Inner Hall Door to barn.

Shower Room Large walk-in shower. Hand basin. Tiled floor. Vent and electric radiator.

Cloakroom Tiled floor. WC.

Barn 6.63 x 4.48m (min) Including **laundry room**, with hot water cylinder. Power and light. Space and plumbing for washing machine and dryer. Double wooden doors to front elevation. Concrete floor. Door to:

Room 6.63 x 4m Window to front elevation. Stone flooring. Exposed stone walls. Magnificent granite fireplace with raised hearth.

On the First Floor -

Mezzanine 6.23 x 3.30m Skylight to rear and window and Velux to front elevations. Exposed stone walls.

Bedroom 1 2.97 x 2.65m Exposed 'A' frame. Velux to rear and window to east elevations. Exposed stone wall. Sloping ceilings

Bedroom 2 2.98 x 1.92m Velux to front elevation. Sloping ceiling. Exposed stone wall. Electric radiator.

Study 6.23 x 2.02m Sloping ceiling.

Inner hall 4.19 (max) x 3.05m Dressing room. No window. Room to create bathroom.

Bedroom 3 4.16 x 3 .00m Sloping ceiling. Window to front elevation. Electric radiator.

OUTSIDE :

Private drive. Wood and corrugated iron shed. Concrete patio area. Garden laid to lawn with mature trees, shrubs and hedges, flower beds and borders. Well.

Attached wood shed 3.91 x 2.02

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage is to a septic tank which will need replacing. Woodburner and electric heating. Fibre optic internet is available.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

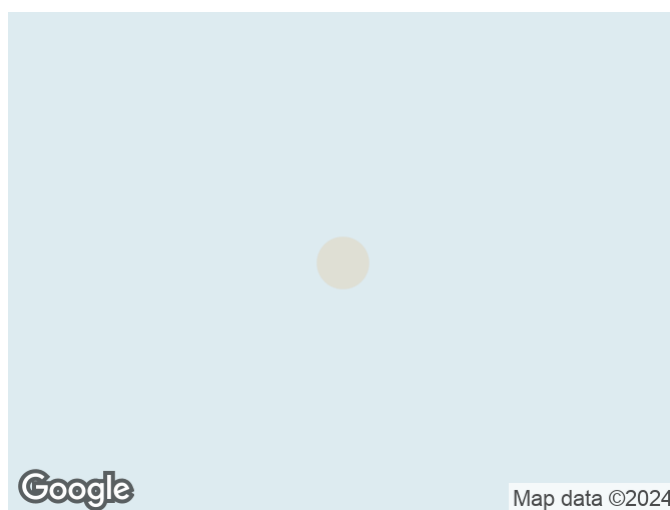
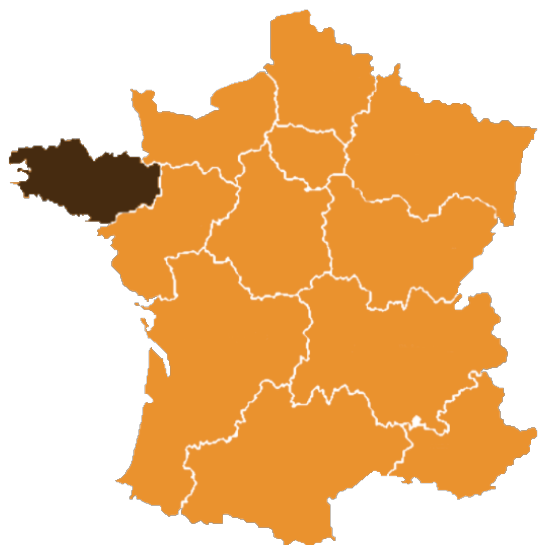
Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€108,000

Key Information

Internal Area:	150 sqm
Land Area:	0.1 ha

Location: Brittany



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