

[Click to view MFH-NORF01816](#)

Countryside house for sale in Ille - VIRTUAL TOUR

Saint-James , Ille-et-Vilaine , Brittany



€399,000

inc. of agency fees

3 Beds 130 sqm 0.17 ha

Quality detached house with garden and garage in a hamlet in Brittany
This superb property is believed to date back to 1732. Over...

At a Glance

Reference	MFH-NORF01816	Near to	Saint-James	Price	€399,000
Bed	3	Pool	No	Hab.Space	130 sqm
Land	0.17 ha			Land Tax	N/A

Property Description

Quality detached house with garden and garage in a hamlet in Brittany

This superb property is believed to date back to 1732. Over the last two and a half years it has been completely rebuilt other than the 4 stone walls. It has luxury fittings, with no expense spared, including a

fully fitted kitchen with marble worktops and quality appliances, a spacious living room with granite fireplace and woodburner, electric heating which is remote controlled, a security system, new windows and doors and bathrooms. A new micro-station for drainage and a new roof and timbers. It is ready to move into.

The property is situated in a rural hamlet in Ille-et-Vilaine in the Brittany region of France, near a village with a bar/restaurant/shop. Within easy reach is the Normandy town of St James (about 4 minutes drive) with its supermarket and out of town hypermarket with petrol station, street market (Mondays), post office, banks, bakers/patisseries, bistro, bars and restaurants. There is a trout fishing lake a short distance away on the road to St. James which children love, or more serious fishing in the valley of the Selune and Beuvron rivers. Although situated in Brittany, the property is just over the border from Normandy, and views of Mont St. Michel are nearby. The nearest beach is at Genêts which is a 20 minute drive. The bay of Mont St. Michel is about 30 minutes drive and has many many attractions, as well as being an excellent base for history and culture. The Parliament of Brittany (Parlement de Bretagne) is approximately 51 km away. The ferry port at Caen Ouistreham is about 150 km, Le Havre and Dieppe are about a 3 hour drive and the Eurotunnel at Calais is about a 4 1/2 hour drive.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Dining Room 6.64 x 5.82m Partly glazed door and window to front and partly glazed door to rear elevations. Range of matching base and wall units including display unit. Marble worktops and splashback. Space for American style fridge/freezer. Inset spotlights. Stairs to first floor. Built-in Miele microwave and oven. Ceramic induction hob with extractor fan over. Built-in dishwasher and washing machine. Central island with breakfast bar. 2 radiators. Vinyl flooring with lifetime guarantee.

Cloakroom Suspended WC. Vanity basin. Extractor. Heated towel rail. Partly tiled walls.

Lounge 6.13 x 5.87m 2 windows to front and window to rear elevations. 2 radiators. Exposed stone wall. Granite fireplace with woodburner. Display recesses.

On the First Floor -

Landing Velux window to front elevation. Radiator. Walk-in wardrobe.

Master Bedroom 5.94 x 5.75m Window and Velux window to front and Velux window to rear elevations. Sloping ceiling. 2 radiators. Door to:

En-suite bathroom Bath with mixer tap/shower fitment. Suspended WC. Heated towel rail. Vanity unit with mirror over. Inset spotlights. Velux window to rear elevation.

Family Bathroom 2.65 x 1.66m Velux window to rear elevation. Vanity basin with mirror over. Large shower. Heated towel rail. Suspended WC. Inset spotlights. Extractor. Sloping ceiling.

Bedroom 2 3.35 x 2.64m Sloping ceiling. Velux window to rear elevation. Radiator.

Bedroom 3 3.25 x 2.53m Sloping ceiling. Velux window to front elevation. Radiator.

OUTSIDE :

Aluminium electric gates (not yet connected) lead to a large gravel parking and turning area.

The garden is fully enclosed for dogs and is laid to lawn with raised flower borders.

Small enclosed paddock and stable for sheep.

Garage 7.19 x 4.71m Constructed of block, stone faced to the front elevation, under a slate roof. Electric up and over door. Pedestrian door to rear elevation. Concrete floor. Power and light. Double glazed windows. Insulated. Stairs to first floor storage/office area which is insulated. Velux window to front and rear elevations. Sloping ceiling. **Ideal for extra bedroom/home office.**

Patio area to the front and rear of the property with outside lighting.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Drainage is to an Ecoflow Microstation installed in 2022. Woodburner and electric heating with remote controls. Fibre optic internet. Double glazed windows with triple glazed doors. Security alarm system.

FINANCIAL DETAILS :

Taxes Foncières : 637€ per annum

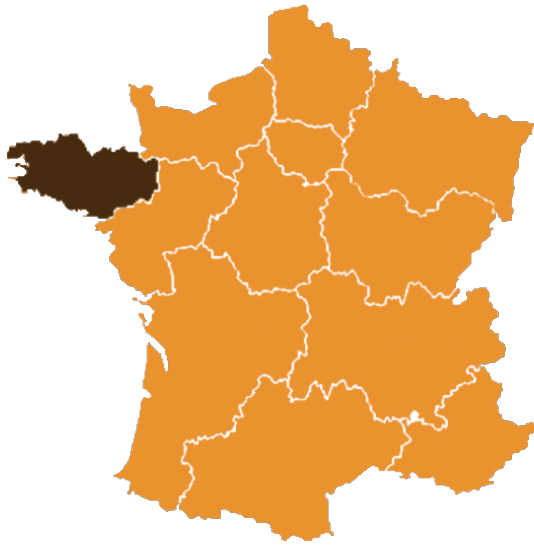
Summary

Property type:	Countryside house
Bedrooms:	3
Price	€399,000

Key Information

Internal Area:	130 sqm
Land Area:	0.17 ha

Location: Brittany



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates