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Farmhouse for sale in Ille - VIRTUAL TOUR

Bazouges-la-Perouse , Ille-et-Vilaine , Brittany



€108,000

inc. of agency fees

7 Beds 3 Baths 258 sqm 0.32 ha

Gîte complex with large games room in a little under an acre of garden The property comprises a three separate houses - the first...

At a Glance

Reference	MFH-NORF01878	Near to	Bazouges-la-Perouse	Price	€108,000
Bed	7	Bath	3	Hab.Space	258 sqm
Land	0.32 ha	Pool	No	Land Tax	N/A

Property Description

Gîte complex with large games room in a little under an acre of garden

The property comprises a three separate houses - the first with three bedrooms, the second with two bedroom accommodation on the ground floor and the third with two bedrooms, one of which is on the ground floor. The houses are self-contained and benefit from shared use of a large games/party room. There is a workshop and small block built shed. The garden is to the front of the property and there are two driveways with

parking. It is in a rural hamlet. The property would benefit from some TLC but could be used to generate an income, for large extended family use, etc.

Bazouges-la-Pérouse is a commune in the Ille-et-Vilaine department in the region of Brittany, in northwestern France. It is classified as a "Petite cité de Caractère". Every year in August, the village hosts a famous painting contest "Couleurs de Bretagne". During one day, many artists come to paint in the streets. You will find bars, restaurants, and a small supermarket along with a boulangerie and hairdressers. A 35 minute drive will find you in the much larger Medieval town of Fougères, steeped in history, with multiple restaurants, bars, shops and supermarkets. The port at Ouistreham is 161 km, Cherbourg is 202 km and Calais is 500km.

here

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:

On the ground floor -

Entrance Hall 2.60 x 1.57m Partly stained glazed door to front elevation. Wood flooring. Exposed beam.

Lounge/Dining Room 6.69 x 6.65m Exposed stone walls and beams. Tiled floor. Stairs to first floor. Window to front and rear elevations. Built-in shelves. Granite fireplace.

Kitchen/Breakfast Room 6.65 x 2.22m Glazed double doors and window to front, window and Velux window to west elevations. Tiled floor. Range of matching base units with worktops and tiled splashback over. Built-in double oven and 4-ring gas hob. Ceramic Butler sink with mixer tap. Space for upright fridge/freezer.

On the First Floor -

Landing Laminate flooring. Velux window to rear elevation. Exposed stone wall and beams. Stairs to second floor. Built-in cupboard.

Bedroom 1 4.28 x 3.30m Exposed stone walls. Window to front elevation. Laminate flooring. Door to:

"Jack & Jill" Bathroom 3.25 x 3.16m Velux window to front elevation. Corner bath with tiled surround and mixer tap/shower fitment. WC. Vanity basin. Large shower.

Bedroom 2 3.53 x 2.23m Exposed stone walls. Velux window to rear elevation. Laminate flooring.

On the Second Floor -

Mezzanine/Bedroom 3/Study 7.24 x 3.36m (max) Exposed "A" frame. Hanging and storage recess.

Sloping ceiling. Velux window to front and rear elevations.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the ground floor -

Living Room/Dining Room/Kitchen 6.37 x 3.90m Partly glazed door to front elevation. Granite fireplace with raised hearth. Tiled floor. Cupboard housing electrics. **Kitchen Area** - with space and plumbing for washing machine. Range of matching base and wall units. Worktops with tiled splashbacks. Ceramic sink with mixer tap. 4 ring gas hob with extractor fan over. Built-in oven. Space for under-counter fridge.

Inner Hall Window to front elevation. Tiled floor.

Bedroom 1 3.26 x 3.24m (max) Glazed door to front elevation. Tiled floor.

Bedroom 2 3.02 x 2.76m Internal window to bedroom 1. Tiled floor.

Cloakroom Tiled floor and partly tiled walls. WC.

Shower Room Tiled floor. Window to rear elevation. Pedestal basin. Shower.

THE ACCOMMODATION IN THE ATTACHED HOUSE COMPRISES :

On the ground floor -

Conservatory 3.97 x 2.85m Tiled floor. Exposed stone wall. Half-glazed door to east elevation. Door to:

Lounge/Dining Room/Kitchen 5.07 x 4.04m Tiled floor. Partly glazed double doors to conservatory. Granite fireplace. Range of matching base and wall units. Ceramic sink with mixer tap. Built-in oven and 4-ring gas hob with extractor fan over. Space for under-counter fridge. Worktops and tiled splashbacks.

Bedroom 1 6.65 x 3.07m Window to front elevation. Part wood-clad walls. Laminate flooring.

Inner Hall Tiled floor. Stairs to first floor.

Utility Area with space and plumbing for washing machine. Hot water cylinder.

Cloakroom WC. Vent.

Shower Room 2.23 x 1.89m Pedestal basin. Shower. Heated towel rail. Vent. Tiled floor.

On the First Floor -

Bedroom 2 5.40 x 5.19m Exposed "A" frame. Velux window to front and rear elevations. Wood flooring. Sloping ceiling. (Leak mended).

OUTSIDE :

A gravel **drive** gives access to both ends.

Attached Barn used as a party/games room 11.90 x 7.02m (max) Granite fireplace. 2 pairs of glazed double doors and window to front elevation. Tiled floor. **Workshop.**

Small Block built **shed** 4.24 x 2.55m.

The **garden** is laid to lawn.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Drainage to a septic tank. 3 hot water cylinders. Double glazed, wood framed windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,414€ per annum

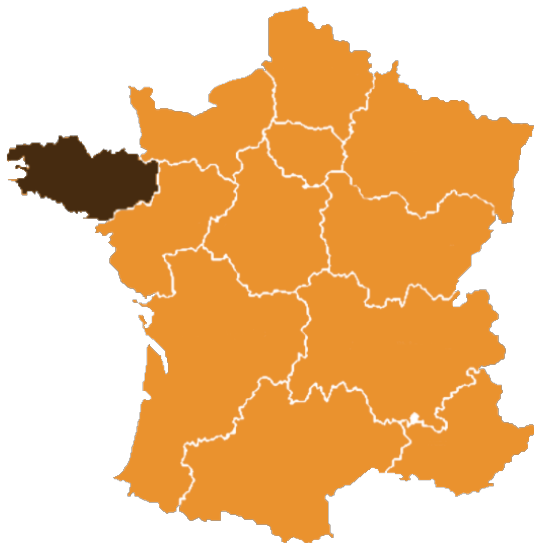
Summary

Property type:	Farmhouse
Bedrooms:	7
Bathrooms	3
Price	€108,000

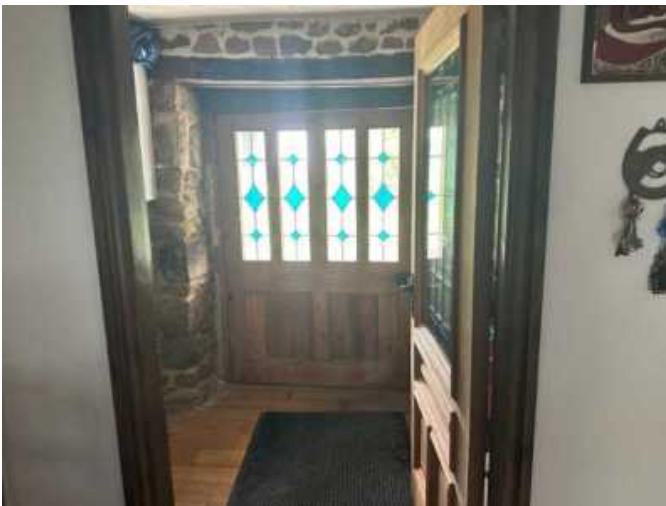
Key Information

Internal Area:	258 sqm
Land Area:	0.32 ha

Location: Brittany



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