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Apartment for sale in Ille - VIRTUAL TOUR

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



€350,000

inc. of agency fees

8 Beds 6 Baths 278.93 sqm 1.38 ha

Longère with attached successfully run gîte and additional studio apartment sitting in just under 3.5 acres with an in-ground swimming...

At a Glance

Reference	MFH-NORF01882	Near to	Louvigné-du-Désert	Price	€350,000
Bed	8	Bath	6	Hab.Space	278.93 sqm
Land	1.38 ha	Pool	No	Land Tax	N/A

Property Description

Longère with attached successfully run gîte and additional studio apartment sitting in just under 3.5 acres with an in-ground swimming pool and further outbuildings

This property offers versatile accommodation and has a proven track record of successful bookings. The current owners open the accommodation from June until mid-September. It is ideal for family holidays with the swimming pool, boules court, play area and wendy house and large games room.

The town of Louvigné du Désert is located in the North East of the department of Ille et Vilaine in Brittany. It is a charming and picturesque place, with its traditional half-timbered houses, cobbled streets, and a beautiful church. The village is surrounded by lush green forests and meadows, making it the perfect place to relax and explore. The nearby city of Rennes is just a short drive away and is home to a number of interesting attractions and activities. You will find all the amenities you might need including bars, restaurants, boulangeries and supermarkets. The nearby beaches of Dinard and Saint-Malo are perfect for a day out. The picturesque towns of Fougères and Dinan are also within easy reach and are ideal for a day trip. The port of Quistreham is a 1 hour 40 minute drive, Cherbourg a little over 2 hours and Calais 5 hours.

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THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:

On the Ground Floor -

Open-plan Lounge/Dining Room/Kitchen 7.23 x 6.28m Glazed double doors and side panels to front elevation. Tiled floor. Woodburner on Granite hearth. Exposed beams. Radiator. Stairs to first floor.

Kitchen area with range of matching base and wall units. Space for range-style cooker. Double ceramic sink with mixer tap. Space for fridge. Solid wood worktops with tiled splashbacks. **Walk-in Store Room** 6.28 x 1.97m.

Inner Hall 3.07 x 2.06m Tiled floor. Door to rear elevation. Radiator. Built-in cupboards. Exposed stone wall. Window to rear elevation.

Laundry Room 2.10 x 1.82m Space and plumbing for washing machine and slimline dishwasher. Ceramic sink with mixer tap. Base and wall units. Skylight to rear elevation.

Bathroom 2.31 x 1.91m Tiled floor and partly tiled walls. Window. WC. Vanity basin. Sun ken bath with mixer tap/shower fitment and screen. Radiator.

On the First Floor -

Galleried Landing Sloping ceiling. Exposed "A" frame. Laminate flooring. Exposed stone wall. Mezzanine study area.

Cloakroom Window to rear elevation. Vanity basin with mirror and light over. WC. Sloping ceiling. Laminate flooring.

Bedroom 1 3.81 x 3.06m Sloping ceiling. Velux window to rear elevation. Radiator. Laminate flooring.

Bedroom 2 3.80 x 2.38m Sloping ceiling. Velux window to front elevation. Laminate flooring. Radiator.

Exposed beams.

Bedroom 3 3.07 x 2.60m Velux window to front and skylight to rear elevations. Sloping ceiling. Radiator.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the ground floor -

Dining Room 6.02 x 4.02m Partly glazed door to front elevation. Telephone socket. Cupboard housing electrics. Fireplace with woodburner. Tiled floor. Radiator. Exposed beams. Opening to:

Lounge 5.96 x 4.29m Partly glazed double doors to front and window to rear elevations. Tiled floor. Stairs to first floor. Exposed beams. Radiator.

Kitchen 4.27 x 3.07m Range of matching base and wall units. Window to rear elevation. Tiled floor. Worktops and tiled splashback. Space for free-standing cooker(s). Space and plumbing for dishwasher. Double ceramic sink with mixer tap. Space for upright fridge/freezer. Breakfast bar. Door to:

Storage Area 2.35 x 1.36m Door and window to rear garden. Shelving. Sloping ceiling.

Bedroom 1 4.51 x 3.11m Window to front elevation. Radiator. Door to:

En-suite Shower Room Vanity basin. WC. Shower. Tiled floor.

Inner Hall Tiled floor.

Shower

Cloakroom Tiled floor. WC. Window to rear elevation.

Bathroom 2.89 x 2.53m (max) Tiled floor and partly tiled walls. WC. Radiator. Bath with mixer tap/shower fitment. Vanity unit. Bidet.

Bedroom 2 4.12 x 3.20m Partly glazed double doors to front elevation. Radiator.

On the First Floor -

Landing Sloping ceiling. Exposed beams. Window to front elevation.

Bedroom 3 4.85 x 4.21m Window to side and Velux window to front elevations. Sloping ceiling. Radiator. Door to:

En-suite Shower Room Extractor. Vanity basin. WC. Shower.

Bedroom 4 3.11 x 2.71m (min) 2 skylights to rear elevation. Sloping ceiling. Radiator. Hand basin. Exposed "A" frame.

Bedroom 5 4.15 x 3.80m (min) Sloping ceiling. Skylight to rear elevation. Shower. WC.

THE ACCOMMODATION IN THE STUDIO COMPRISES :

On the Ground Floor -

Living Room/Bedroom 6.63 x 3.89m Partly glazed door to side, 2 windows to front and window to rear elevations. Tiled floor. Radiator. Convecter heater.

Kitchenette with space for free-standing cooker and under-counter fridge. Worktops. Ceramic sink with mixer tap.

Shower Room Tiled floor. WC. Vanity basin. Vent. Shower.

OUTSIDE :

There is an area of tarmac to the front of the house and a gate to the side leading to the **rear garden and outbuildings**. The front **garden** is laid to areas of lawn with mature flower and shrub beds and trees. **Seating area** to the front of the house.

Old Stone Bakery 4.13 x 3.22m Open to one side to provide covered seating area with firepit.

Attached block built Garage/Store 4.67 x 3.15m Double wooden doors to front elevation.

Fully fenced Swimming Pool area with patio around it. The in-ground pool is 1 meter deep and 8 x 4m. It is heated by an air source pump. There are summer and winter covers.

Barn 3.82 x 3.42m Constructed of timber under a corrugated iron roof. 2 doors to side elevation. Children's play area and "Wendy" house.

Pond.

Detached block-built Barn divided into:

Store Room 8.65 x 8.61m Pedestrian door to end elevation, and:

Games Room/Bar 11.23 x 8.65m Concrete floor. Windows to both side elevations. Power and light.

Separate Detached Barn 15.83 x 7.78m Constructed of timber under a Fibro-cement roof.

Boules court.

Workshop 16.00 x 4.74m Constructed of block and timber under a corrugated iron roof. Concrete floor. Power and light. Sliding metal door to front elevation.

Attached Large Open Side Barn 17.52 x 12.14m Gravel floor.

Attached timber shed to the rear.

Guest Laundry Room 3.42 x 2.58m Tiled floor. Door to rear elevation. Boiler Space and plumbing for washing machine.

Small Store Room to the rear with open doorway to the rear elevation.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are all connected. Fibre optic broadband is available locally. Drainage is to an all water septic tank believed to have been installed in 1996. Heating and hot water are provided via an oil boiler and radiators, and wood burners, of which there are one of each in the 3 separate accommodations. A mix of single and double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1,529€ per annum

Taxe d'habitation : € per annum

Asking price : 350,000€ including Agency fees of 20,000€. In addition the buyer will need to pay the Notaire's fee of 24,700€

Please note : All sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 4 151€ and 5 615€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001882

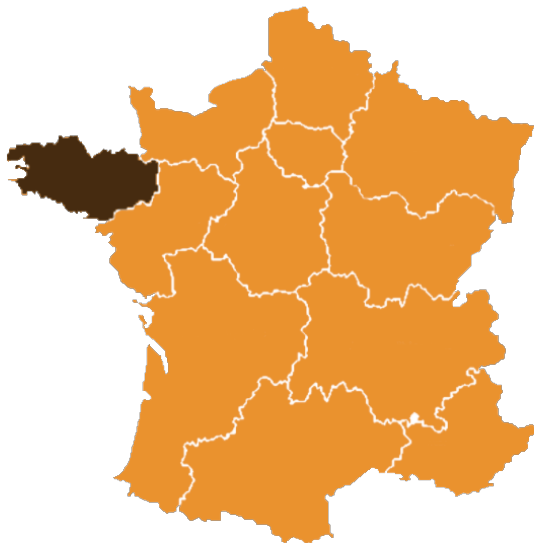
Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	6
Price	€350,000

Key Information

Internal Area:	278.93 sqm
Land Area:	1.38 ha

Location: Brittany



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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.

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C. BAUER – Sunday Times

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