



House

PLEINE FOUGERES (35)

243 800 €*

* Agency fees to be paid by the seller



144 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Exclusively, discover this 144 m² stone farmhouse with garage and stone barn, nestled in the preserved town of SOUGEAL. 3D VIRTUAL TOUR AVAILABLE ON REQUEST. Located in a quiet environment, it offers a breathtaking view of the surrounding countryside and the SOUGEAL marsh. From the second floor, enjoy a panoramic view of Mont Saint Michel. The Sougeal marsh, classified as a remarkable area of Brittany with 175 hectares of fauna and flora, is an ornithological reserve. Just 14 km from the famous Mont Saint Michel! The property is located 1 km from the town of Sougeal (primary school, bakery, bar/tobacco), 6 km from Pleine-Fougères and 7 km from Pontorson, offering easy access to numerous shops. Possibility of acquiring additional adjoining land of 800 m². The house includes on the ground floor: - Kitchen/dining room with insert fireplace - Scullery - Laundry room with shower cubicle - WC - Living room/living room with fireplace, exposed beams and Polyflam wood stove (July 2022) - Access direct from the living room to a barn of 26 m² (ideal for a master suite to offer living on one level to this farmhouse). On the first floor: - Mezzanine of 12 m² - 4 Bedrooms of 12 to 13 m² - Shower room - Bathroom with WC - WC For your comfort, the house also includes: - A landscaped garden with courtyard and garage - A pit recent septic tank up to standards (09/2019) - Double-glazed wooden joinery I remain at your disposal to discuss your project and organize a visit. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sébastien MABILE

**PLEINE-FOUGERES
(35610)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 837922

Property type House

Year of construction 1900

Exposure S-W

View Vue sur Jardin, sur Village

SURFACES

Living space 144 m²

Living room surface 42 m²

Land surface 642 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 266

GES 29

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater bois

Heater gaz

Kitchen coin cuisine