



House

PLEINE FOUGERES (35)

243 800 €*

* Agency fees to be paid by the seller



120 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Exclusively, discover this charming stone farmhouse of 120 m² of living space, offering single-storey living on the ground floor. The interior benefited from a meticulous and recent renovation in 2023, using quality materials. A bedroom and a bathroom upstairs remain to be completed by the future owners, with the supplies already present, just waiting for your final touch. Ideally located in Saint Georges de Grehaigne, just 10 minutes from the famous Mont Saint Michel, 13 minutes from Dol de Bretagne, 25 minutes from Avranches and 40 minutes from Saint Malo. Nestled in the heart of an authentic Breton village, in the Bay of Mont Saint Michel, it is located in the immediate vicinity of Pontorson and Pleine-Fougères (4 km), offering all amenities. A primary school can be reached on foot in just 1 minute. Enjoy the calm of the countryside while being close to shops, discovering a dynamic region, rich in cultural and natural heritage. The stone farmhouse includes on the ground floor: - A spacious living room of 41 m² with lounge/living room and fitted and equipped kitchen. Bright, with through light, exposed beams and a recent pellet stove (2023). - The kitchen (2023) opens onto a terrace and the garden. - A 14.5 m² bedroom with dressing room. - A bathroom with Italian shower (2023). - A separate toilet. On the first floor: - Three south-facing bedrooms of 11, 18 and 24 m². - A bathroom to renovate, the materials having already been purchased by the owner. - A separate toilet. Outside: - A tarmac courtyard of approximately 70 m². - A terrace of approximately 30 m². - A 27 m² garage with an attic. - A 17 m² cellar/cellar with an attic. For your comfort, all windows have been double-glazed PVC since December 2020. The house is also connected to mains drainage and has fiber internet. Do not hesitate to contact me to organize a visit to this house which will not fail to seduce you. Fees are the responsibility of the seller.

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

RSAC : 532 015 377 00023

Courts service city : SAINT
MALO

(+33)6 07 76 71 79

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840426
Property type House
Year of construction 1900
Exposure TRAVERSANT N-S
View Vue sur Jardin, sur Village

SURFACES

Living space 120 m²
Living room surface 41 m²
Land surface 1158 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Toilets count 2
Washrooms 2
Terrace 1

DPE/GES

DPE 244
GES 8

APPENDIX

Parking extérieur
Parking space 4
Garage 1
Cellar 1
Videophone Non

SERVICES

Heater électricité économique
Heater granules
Kitchen aménagée