



Delightful House and Gîte for sale in Brittany,

35420, Mellé, Ille Et Vilaine, Brittany

€198,500

Ref: SIF-001285

* Available * 5 Beds * 3 Baths * 118m2

Delightful house and gîte with nearly an acre garden in Brittany. 5 bedrooms and 3 bathrooms in total. The farmhouse is believed to be over 300 years old and stands in a quiet rural hamlet with 2 other houses.

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French Entrée 

Property Description

This delightful property benefits from double glazed windows, exposed stone walls and beams and is immaculately presented. The garden and seating areas are a particularly attractive feature of the house and gîte and there are open views over the surrounding countryside. Viewing is highly recommended to appreciate this property and its surroundings.

The property is situated in Ille-et-Vilaine department near the Brittany/Normandy border. It is in a quiet rural hamlet near Louvigné-du-Desert (8km) and Saint-Hilaire-du-Harcouët (12km). The ferry ports of Caen Ouistreham and Saint Malo are within a one and a half hour drive. The Eurotunnel at Calais is a 4 and a half hour drive. Airports are at Rennes (81km) and Dinard. The UNESCO heritage site of Mont Saint Michel is about a 35 minute drive. The village itself is a short walk away and has a shop/bar/restaurant. Further more extensive facilities can be found at the Medieval town of Fougères which is a 20 minute drive.

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Lounge 6.85 x 5.97m Glazed arched double doors and window to east and glazed door to rear elevations. Wood flooring. Stairs to first floor. Exposed beams and exposed stone wall. Granite fireplace with raised hearth and wood-burner. Part wood panelled walls. Cupboard housing electrics.

Kitchen 5.80 x 3.21m Glazed door to east and window to west elevations. Tiled floor. Exposed stone walls. Radiator. Range of matching base and wall units including display unit. Worktops and tiled splash-backs. Sinks with mixer tap. Space and plumbing for dishwasher. 4 ring gas hob with extractor over. Built-in oven. Space for free standing fridge/freezer.

Dining Room 6.31 x 3.31m Window to east elevation. Wood flooring. Exposed beam and stone wall. Radiator.

On the First Floor -

Landing/Study Area Skylight to east elevation. Wood flooring.

Bathroom 5.70 x 2.73m Wood flooring. Bath with mixer tap/shower fitment. Twin vanity unit. Window to front and Velux window to rear elevations. Inset spotlights. Shower. WC. Heated towel rail. Exposed beams.

Bedroom 1 4.72 x 2.54m Window and Velux window to front elevation. Wood flooring. Exposed beams. Radiator. Walk-in wardrobe. Skylight to rear elevation. Sloping ceiling.

Bedroom 2 4.06 x 2.17m 2 Velux windows to rear elevation. Wood flooring. Sloping ceiling. Heated electric towel rail. Exposed beams.

OUTSIDE :

Attached Laundry Room 2.07 x 2.03m Space and plumbing for washing machine. Space for tumble dryer. Pedestal basin. WC.

Attached Store Room and covered log store.

Decking Area to the rear of the main house suitable for a hot tub.

The garden is laid to lawn with above ground swimming pool with pump and solar heating. Mature trees and shrubs. Decking area. Play area. Greenhouse. Fruit trees . Boules court.

Workshop to the front.

Well. Enclosed gravel seating area to the front with flower borders.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the ground floor -

Living Room/Kitchen 6.03 x 6.00m

Living Room Area – sliding patio door to front elevation. Wood flooring. Exposed stone wall. Fireplace with wood-burner. Exposed beams. Stairs to first floor with cupboard under.

Kitchen Area - Space for free standing cooker with extractor over. Worktops with tiled splash-backs. Space for under counter fridge. Sink with mixer tap.

On the First Floor -

Landing/Study Area Window to the front elevation. Laminate flooring. Exposed beams and stone wall. Walk-in linen store.

Bedroom 1 3.37 x 3.00m Velux window to front elevation. Exposed stone wall. Heated electric towel rail.

Bedroom 2 3.22 x 3.06m Velux window to rear elevation. Exposed stone wall. Heated electric towel rail.

Shower Room 2.59 x 1.86m Corner shower with jets. Velux window to rear elevation. WC. Heated towel rail. Exposed beams.

Shower Room 2.57 x 2.04m Velux window to rear elevation. Exposed stone wall. WC. Vanity unit with mirror and light over. Corner shower. Heated towel rail.

Bedroom 3 3.12 x 2.69m Velux window to front elevation. Exposed stone wall. Exposed beams. Electric radiator.

OUTSIDE :

To the front of the Gîte is a fully enclosed gravel parking/seating area. Double metal gates to the rear. Covered seating area.

Additional parking area. Hard standing for camper van.

Large Wooden Shed/Games Room 5.07 x 3.58m

SERVICES :

Mains water, telephone and electricity are connected. Electric heating and a woodburner in both the house and gîte. Broadband internet connection. Drainage is to a septic tank. There is no energy rating on this property as it is not used on a full time basis.

FINANCIAL DETAILS :

Taxes Foncières : 668€ per annum

Taxe d'habitation : Means tested

Gallery

