



## ILLE-ET-VILAINE, Monthault. 3 bed stone house, garden, half acre field,

35420, Ille-Et-Vilaine, Brittany

\* 3 Beds \* 1 Bath \* 117m2

€83,000

Ref: AS-3994-  
AGENCENEWTON

DESCRIPTION AREAMonthault is placed centrally to the 3 market towns of Saint-James, Saint-Hilaire-du-Harcouët and Louvigné-du-Désert. &nbsp;Monthault is a pretty little village with around 250 inhabitants and L'Auberge du Rocher which is a restaurant, a bar, a grocery store, also selling newspapers and a tabac.DESCRPTION PROPERTY This vast property, to finish renovating, is reached via a quiet lane and within a tiny commune. &nbsp;It is built with stone and has a slate roof, part of the roof has been recently renewed. There is a gated and enclosed garden at the front featuring 2 old small buildings, probably once used for animals and hens. Plenty of windows and doors to the front aspect provide good light into the property. The main door leads into a small corridor with a stair case to the first floor ahead of you. &nbsp;To the left you will find the kitchen (approx 28m2) with double patio doors to the garden and adjoining living room (approx 28m2) with a single e

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corridor with a stair case to the first floor ahead of you. &nbsp;To the left you will find the kitchen (approx 28m<sup>2</sup>) with double patio doors to the garden and adjoining living room (approx 28m<sup>2</sup>) with a single exterior door.

&nbsp;To your right there is a downstairs bathroom with bath and shower plus a very useful utility room.

&nbsp;Further on the ground floor you will find a storage room and boot room and access to the exterior.

&nbsp;Further is what is known as the garage, this is a large, 7 metre x 7 metre, stone floored room with access leading outside. The first section of the second floor has been laid out with 3 bedrooms, an office and a separate WC. &nbsp;The second section has lots of space to be creative within, an opening through to a room above the garage and stairs lead to a third floor.

**DESCRIPTION GROUND** The property itself sits on 500m<sup>2</sup> of land. &nbsp;A few seconds walk takes you to a lovely field with fruit trees and an animal shelter, the field is 2,190m<sup>2</sup>.

**CONCLUSION** This is a great project for finishing a renovation in what to me appeared to be a very quiet location and surrounded by open countryside. &nbsp;It has neighbours close by and no through traffic. For further information or to arrange a viewing, please do not hesitate to contact me. &nbsp;Alison SHORE 06 04 17 94 33 [alison.s@agencenewton.com](mailto:alison.s@agencenewton.com)



## Gallery

