



BEAUTIFULLY PRESENTED 4-BEDROOM HOUSE  
SET IN 8 ACRES, WITH A SMALL LAKE,  
NUMEROUS OUTBUILDINGS, SOLAR TRACKERS

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PROPERTY FACT FILE	
REFERENCE	A233931LH35
PRICE	€ 575,000 £ 478,820* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	284 m <sup>2</sup>
LAND	32688 m <sup>2</sup>
TOWN	Louvigné-du-Désert
DEPARTMENT	Ille_et_Vilaine
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Lake, Garage

\*Price based on current exchange rate which is subject to change



- Peaceful setting only 30 min to the coast
- Restored to very high standard ready to move in
- Character property with lots of original features
- Land suitable for horses and animals
- 2 solar trackers

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Set in pretty and peaceful countryside only 3 km to local shops and amenities and 30 min to the coast, this stunning house with outbuildings and a small lake has been renovated to a very high standard.

## DESCRIPTIF

The property offers a house, numerous outbuildings, a small lake, a well and enough land and enclosed areas to have animals including horses.

The main house provides well-proportioned living space over 3 floors.

It has been professionally decorated and combines original features along with luxurious and modern comfort.

Tailor-made storage throughout and including integrated appliances, open shelving and larder cupboard in the kitchen.

Throughout this incredible house of 284 m<sup>2</sup> you will find quality materials/equipment combined with nicely pointed exposed stone walls, exposed beams, wood flooring, original feature granite fireplaces with original wood burning stoves, marble, thick carpets, sophisticated wallpapers and stylish furniture, tailor-made/built-in cupboards. There is a historical element which is a hidden priest hole. Bespoke storage throughout the home showing that every inch of this house has been put to use, fully double-glazed with oil-fired central heating.

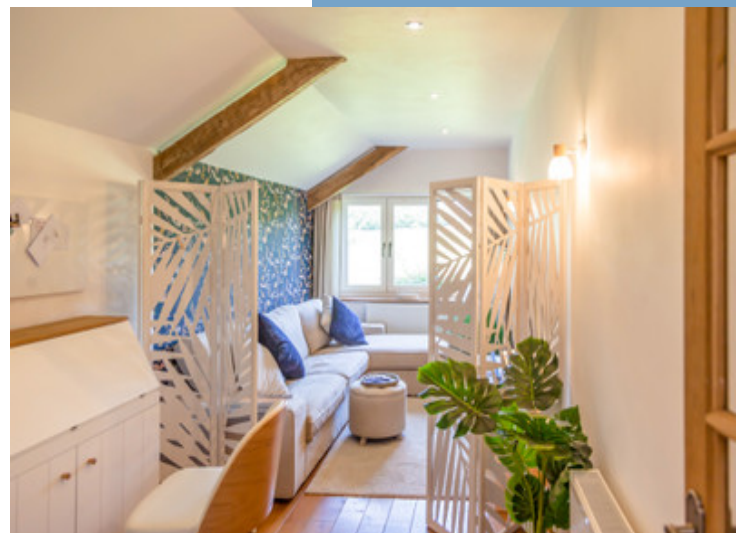
There is also a cellar ideal for keeping wine.

Numerous outbuildings complete this property. A tarmac path leads you to a nice cottage that could be used as an office. It has its own terrace.

Other outbuildings include a wood shed, two adjoining barns, a covered hangar high enough to park a camper van.

There is a well, a small lake, two new solar trackers, 3 patios/terraces (one with remote-controlled blinds) perfect for evening drinks and alfresco dining and barbecues.

The outside just like the house is a



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23393ILH35>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

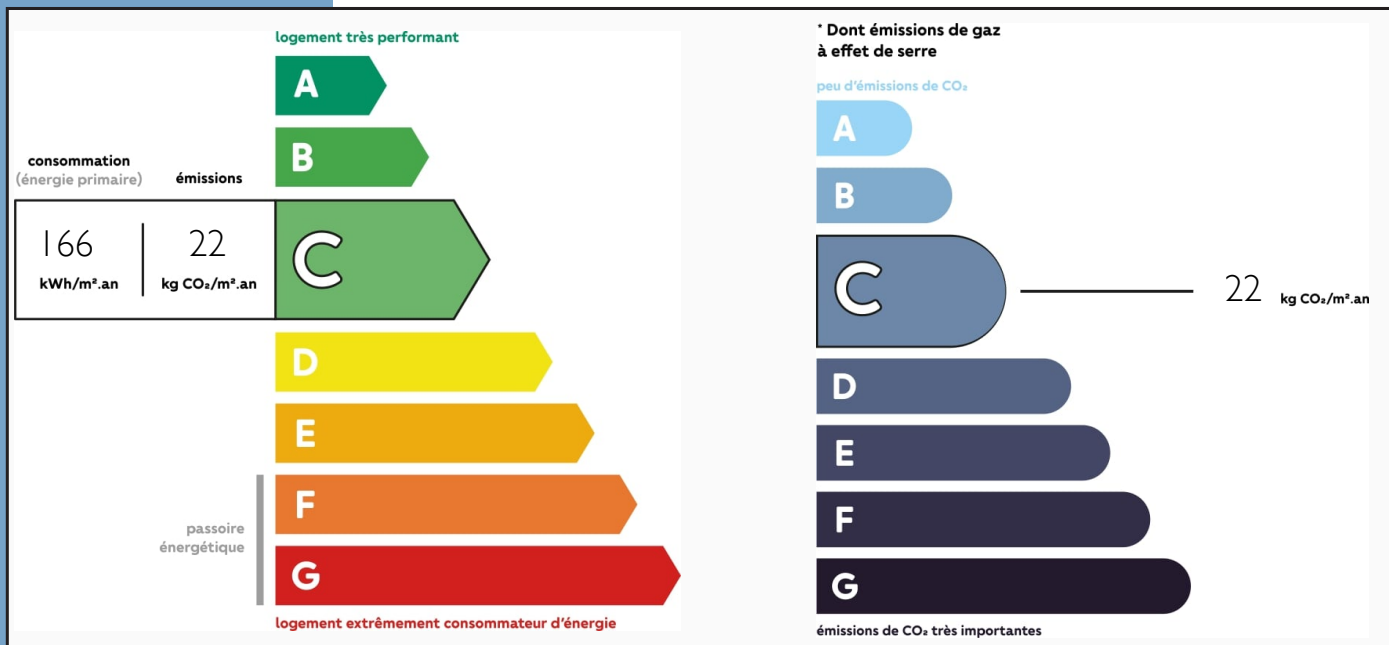
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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