



INCREDIBLE 550M2 LUXURIOUS HOUSE/LOFT
WITH 4 MASTER SUITES, HEATED INSIDE POOL,
HOME CINEMA, OUTSIDE TERRACE.

INCREDIBLE 550M2
LUXURIOUS HOUSE/LOFT
WITH 4 MASTER SUITES,
HEATED INSIDE POOL,
HOME CINEMA, OUTSIDE...



PROPERTY FACT FILE	
REFERENCE	A258901LH35
PRICE	€ 949,000 £ 804,325* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	552 m ²
LAND	489 m ²
TOWN	Fougères
DEPARTMENT	Ille_et_Vilaine
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Walking distance to shops
*Price based on current exchange rate which is subject to change	



- Unique property with exceptional habitable surface
- Top-of-the-range facilities and A DPE ranking
- Dream family home, 4 bedrooms ensuite, home cinema
- Luxury relaxing area, indoor-heated swimming pool
- Exceptional loft in the heart of the medieval town

INCREDIBLE 550M2
LUXURIOUS HOUSE/LOFT
WITH 4 MASTER SUITES,
HEATED INSIDE POOL,
HOME CINEMA,
OUTSIDE...
Ref : A25890ILH35

This genuine urban oasis developed over 3 floors offers a unique life experience!

The building used to be a footwear manufacture at the beginning of the 20th century. It has kept its original structure and its industrial look

DESCRIPTIF

On the ground floor: a bright entrance with a cloakroom and WC leads you to the breath-taking main reception room spreading over 188 m2 and up to 8 m high, ideal for large family or friends gatherings. This spacious and incredibly bright room is composed of different areas, a playroom with a billiard table, a comfortable living room with a wood burner, a modern kitchen dinner with refined and clear lines and numerous storage/cupboards and apparels hidden behind sliding elegant doors. A good-size private study and a utility room complete this floor. This fabulous area, definitely the heart of the house, opens up to a generous and enchanting relaxation haven (more than 100 m2), including a heated swimming pool (4 X 7) with a sitting area with sofas and a hammam/sauna. This wellness area invites you to relax and will appeal to any member of the family. A spacious terrace for al fresco dinings with friends and family is the final touch of this level.

On the first floor, an open landing leads you to 3 double bedrooms with en-suite facilities all with built-in wardrobes or walk-in dressing, two including a mezzanine (ideal for teenagers). A master bedroom of approx. 40 m2 with bathroom and a superb walk-in dressing and a sound proof home cinema complete this floor.

In the basement, you have a good-size garage that you can also access from the street, a laundry, a cellar and the boiler room.

The impressive and unique loft with its amazing refined design perfectly combines noble a

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A25890ILH35>

COMPLETE FILE AND PHOTO ON REQUEST

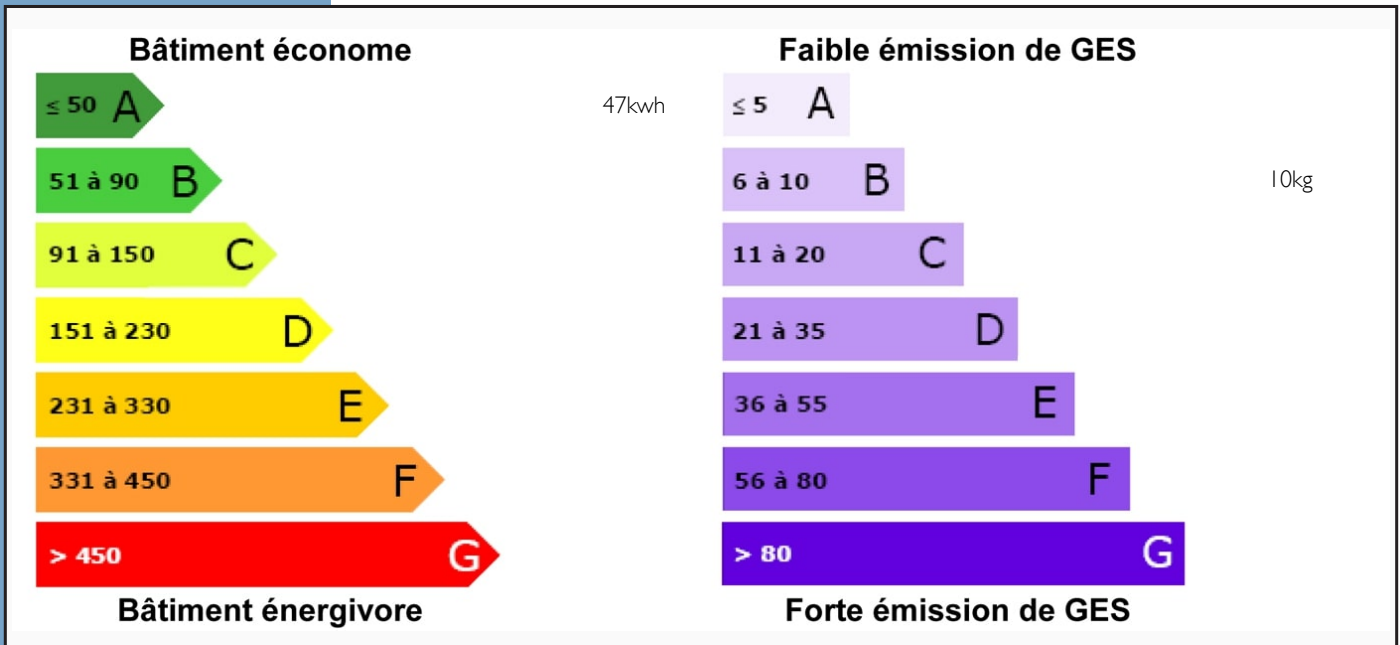


INCREDIBLE 550M2
LUXURIOUS HOUSE/LOFT
WITH 4 MASTER SUITES,
HEATED INSIDE POOL, HOME
CINEMA, OUTSIDE...

Ref : A25890ILH35

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A25890ILH35
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr