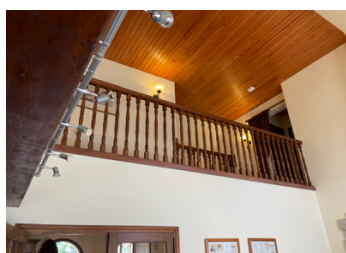


Exceptional location with stunning views for this welcoming 5 bedroom home close to Lamballe.



INFORMATION

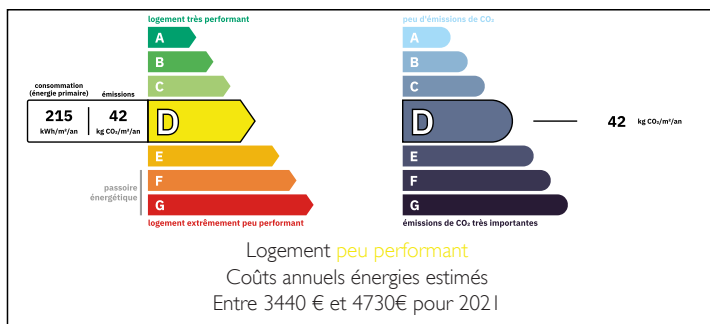
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	4
Floor:	170 m2
Plot Size:	20800 m2

IN BRIEF

Exceptional location for this large family home with amazing views over its own 5 acres and the Breton countryside beyond. Built in 1978 to a high specification, the house has many outstanding features, granite fireplace and niches and oak fittings. A wonderful home for entertaining throughout the year, with a convivial L shaped lounge, dining room, opening onto an equipped, fitted kitchen this living space is ideal all year round. The double height ceiling overlooked by a 'minstrels' gallery' landing gives a feeling of grandeur, but it's cosy to gather round the fireplace on cooler days and the many doors and windows are ideal for summer, both to enjoy the outside/inside feeling and make the most of those spectacular views.

Location, location, location - yes, it ticks this box amazingly well. In its own generous and private plot with...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 682 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Who would it suit? It's been a well-loved second home for a family who have enjoyed the privileged location, surrounded by nature, the peace and tranquillity and the space to welcome family and friends. A family would be at home here, including extended family as the ground floor bedrooms offer a private suite. Or someone who wishes to run a business from home or have a chambres d'hôte. Not forgetting our equestrian friends – it is not currently used for horses, but much of the land would be suitable and stables could be built (subject to planning).

Ground floor

Entrance hall 3,7 m x 4,9 m with built in Breton cupboard

L shaped living space divided into sitting room 3,9 m x 4,7 m with minstrel's gallery above and stone fireplace with wood burning stove and dining space 7,9 m x 4,0 m with beamed ceiling Both of the above rooms benefit from doors opening out onto the terrace.

(There are charming suntraps for every meal of the day)

Fitted kitchen with full range of units and white goods (dual fuel hob, extractor, oven, microwave) 4,3 m x 2,7 m

Utility room with sink unit, fitted units and white goods (2 x fridge freezer, dishwasher, washing machine, tumble dryer) 4,1 m x 2,6 m

Garage accessed from utility 7,0 m x 3,9 m, with tiled floor, gas central heating boiler and huge storage space above which would equally be suitable converted into a games room, music space, home office or even further...