

Fantastic five-bedroom longère in the countryside, with extensive garden, a lake and outbuildings.



INFORMATION

Town:	Saint-Igeaux
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	217 m2
Plot Size:	3386 m2



IN BRIEF

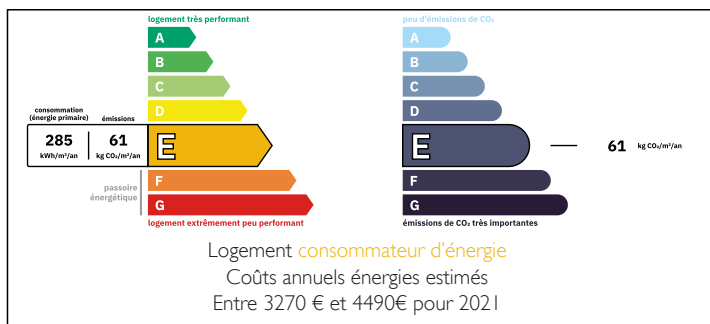
The spacious accommodation has been arranged so that each room has lovely views of the garden.

The feature room on the ground floor is the lounge and dining room, with a log burner set into a stone fireplace, large windows to maximise the light and exposed stone walls. There is a dining-kitchen with plenty of storage cupboards and appliances, with double windows opening out on to the terrace. There is also a back-kitchen, bedroom, shower room, office and storeroom/laundry.

A stone staircase leads to the first-floor accommodation, which offers a further four bedrooms and a family bathroom.

Outside there is an expansive lawned garden with flower borders which lead to a pond, with an adjacent terrace to provide lovely views of the property. There are two garages, a driveway in front

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: 646 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house benefits from oil-fired central heating, double glazing throughout, and the windows have electric shutters.

The closest small town of Saint Nicolas du Pelem is less than a ten-minute drive, where you will find a supermarket, schools, bars, restaurants, post office, bank, etc .. Lac de Guerlédan, with restaurants, bars and beaches is approximately a ten-minute drive.

GROUND FLOOR

- Entrance porch which leads to hallway (with radiator)
- Lounge/Dining Room (9.49m x 5.41m) with stone fireplace, log burner, large windows, 3 radiators and laminate flooring
- Dining Kitchen (5.38m x 3.46m) with storage cupboards, appliances, radiator, double doors to the terrace and wood laminate floor
- Rear kitchen (4.18m x 2.87m) with plumbing, wood laminate floor, windows, storage cupboards and gas hob.
- Bedroom 1 (2.68m x 3.63m) with wood laminate floor, radiator and window.
- Bathroom (2.04m x 1.77m) with wood laminate floor, shower, washbasin, WC, radiator and window.
- Office (2.59m x 5.57m) with wood laminate floor, Velux window, door to exterior and radiator.
- Storage/Laundry (3.86m x 6.14m) with tiled floor, plumbing and window.

FIRST FLOOR

- Spacious landing with large windows and a radiator
- Bedroom 2 (3.63m x 3.62m) with wood laminate flooring, radiator, integrated wardrobes and drawers, large windows overlooking the garden.
- Bedroom 3 (3.15m x 3.96m) with wood laminate flooring, radiator, large window and fitted wardrobes
- Bedroom 4 (3.46m x 3.96m) with Velux window, wood laminate floor and radiator
- Bedroom 5 (4.02m x 3.64m) with...