

Large three bedroom property with land with great views

EXCLUSIVE



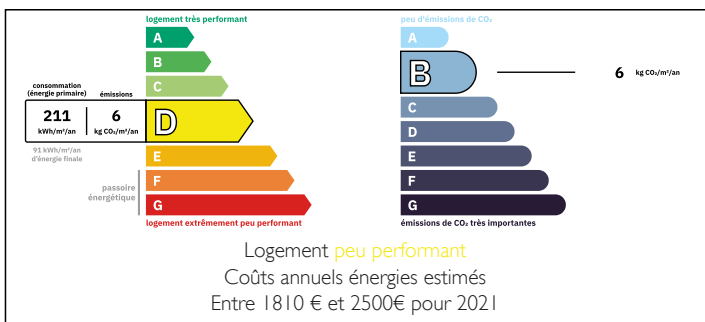
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	4
Floor:	140 m2
Plot Size:	5200 m2

IN BRIEF

This property has been lovingly restored by the current owners. With beautiful views across the countryside the large rooms are flooded with natural light. Un-interrupted views across fields, in the distance you can see the church of St Vran. The property is a short drive from Langourla where there is a small grocery shop and bar with frequent music nights plus a thriving restaurant.

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.



DESCRIPTION

This property is down a quiet lane with no through traffic, in a small hamlet. There is a large front garden with plenty of space to park. Open the front door and enter the property into a large hallway with a tiled floor. To the left is the door to the large dining room and kitchen. The kitchen is modern with fitted appliances. There is a large dining table area plus a cosy snug area. There are patio doors that open into the front garden. On the ground floor there is also a large shower room with sink and WC. The living room has a large open fireplace and views over fields.

Another door at the rear of the hallway takes you into the original cow shed. This is currently used for storage but could be developed further into a garage or utility room for example. It currently has a corrugated pressed cement roof and a concrete floor. The staircase leads to the first floor which has three large bedrooms, two of which have ensuite shower rooms plus a family bathroom. The large landing is currently used as an office area and another solid staircase leads to the attic which is boarded and ready to be renovated. The size of the rooms are as follows:

Hallway: (2.192 x 4.370)

Kitchen/diner: (5.479 x 5.992)

Shower room: (1.334 x 5.992)

Lounge: (4.583 x 5.595)

Rear room used as storage: (5.034 x 6.966)

Bedroom 1: (2,813 x...

LOCAL TAXES

Taxe foncière: 144 EUR

Taxe habitation: EUR

NOTES