

Offer accepted. Impressive, detached longere in excellent location.

EXCLUSIVE



INFORMATION

Town:	Saint-Glen
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	250 m2
Plot Size:	4216 m2

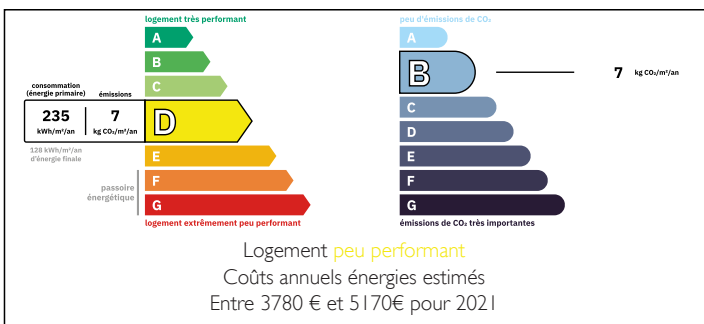
IN BRIEF

What a beautiful property this is!

A spectacular, bright, airy property a short drive from Lamballe and within easy reach of the ferry at St Malo and the shops of St Brieuc. The rugged beaches of North Brittany are 25 minutes drive away. Such a great location whether you're looking for relaxation or some exploring. A great place to live, a peaceful location but near to a vibrant town.



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

The property has a gravel path/driveway leading to the house with ample parking and an in/out driveway. The property is currently split into two houses but could be made into one large house. The current configuration allows for a gite or perfect for multi generational living.

The house retains the original stone arch and yet you enter into a glassed, tiled porchway with useful coat cupboard giving the property a modern feel. There is an open plan up to date, fitted kitchen/diner and lounge with large fireplace with wood burner. Unlike many longeres this room is flooded with light. Off the kitchen is a laundry room and separate WC.

Stairs off the lounge lead to the huge master bedroom with dressing room. Along the wide landing there is the second bedroom and the bathroom. The third bedroom is currently used as an office but could be a child's bedroom. The bathroom has a large bath, sink and WC plus a separate shower cubicle.

House with separate entrance. The same attention has been given to the renovating of this house too. As you enter the front door there is a porch area plus WC. A lounge/dining area and kitchen. Upstairs leads to a shower room with WC plus three good sized bedrooms.

Outside there are two garages, one being used as a store room/workshop and a bin store. The gardens are lovely with an array of...

LOCAL TAXES

Taxe foncière:	571 EUR
Taxe habitation:	EUR

NOTES