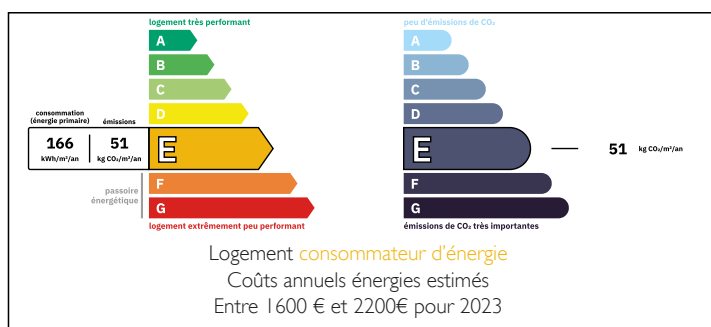


Stunning detached character property with almost 6000m2 of land – beautifully renovated throughout.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	5999 m2

IN BRIEF

This property has been very tastefully renovated with original features retained throughout. The south-facing gardens offer unspoiled countryside views.

On the ground floor are a beautiful equipped kitchen with chimney and insert, spacious lounge with feature stone wall, a bedroom, shower room, office and WC. The lounge has doors opening onto a terrace which overlooks the south-facing garden.

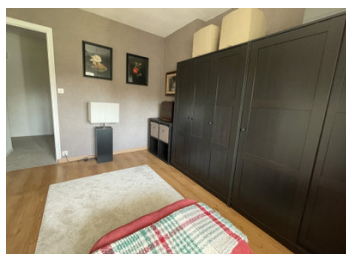
Three further bedrooms, a bathroom and a large attic room for storage, are on the first floor.

Externally are sweeping gardens, with a large pond, a well, vegetable garden, a double garage, a veranda with views over the garden, a wood store, a large polytunnel and potting shed/greenhouse.

There are three outbuildings, including the laundry

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: 681 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

DETAILS

Ground Floor

Lounge with exposed stone wall and feature staircase to first floor. Carpeted flooring, windows to front and double doors opening onto the terrace to the rear. Beams, and 2 x radiators (28.63m²)

Kitchen with fitted cupboards, integrated appliances (dishwasher, electric oven, induction hob), chimney with insert, stone archway leading to the lounge, windows to front and rear and door to garden (25.64m²)

Bathroom with shower, WC, washbasin, towel radiator, partially exposed stone wall, and windows (5.97m²)

Office currently used as a pantry with wood laminate flooring, storage and large window. (8.95m²)

Bedroom 1 with a large window with views of the garden, wooden flooring and a radiator (13.62m²).

First Floor

Bedroom 2 with a window over the garden, wooden flooring, radiator and beams (12.51m²).

Bedroom 3 with a window over the garden, wooden flooring, radiator and beams (12.45m²)

Bedroom 4 which is currently used as a dressing room, with a window over the garden, wooden flooring, radiator and beams (10.12m²)

Bathroom with corner shower unit, wash basin, WC and wooden flooring (4.81m²)

Attic room (37.04m²)