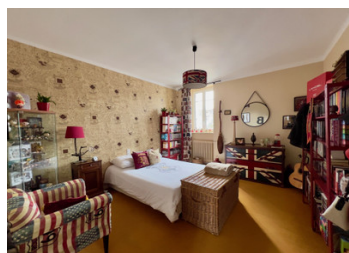
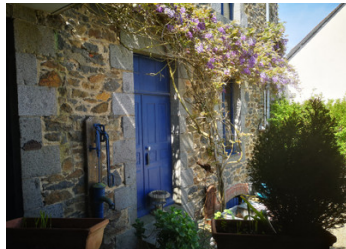
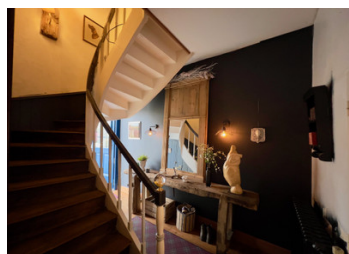


Character town stone 5 bedroom property with land and garage



INFORMATION

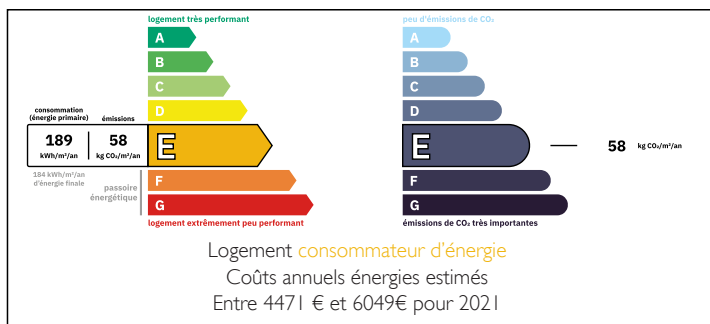
Town:	Lanrelas
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	1730 m2



IN BRIEF

Situated in a small village of historical interest the large, stone property has a prominent position in the village, in view of the church. 15 minutes drive from the market town of Broon and 15 minutes from Saint Meen Le Grand with easy access to the N164 and the N12, 40 minutes to the centre of Rennes.

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

As you enter the property via the large front door there is a long bright corridor. On the right is a large coat cupboard and on the left a shower room, WC and laundry (7m²). On this floor there is a huge games room with a bar, tastefully decorated with large double glazed windows (85m²). At the rear there is an additional room (19m²) which could be a bedroom. Also on this floor is an office with views across the garden. At the end of the corridor there is a door to the rear garden plus access to the cellar. The cellar has a low ceiling and houses the natural spring well, the oil boiler and tank plus wine cave.

On the first floor there is the first bedroom (11.7m²), the kitchen (14.3m²) which has room for a table and has views over the garden. There is a WC (1.21m²), a large dressing room (7m²) a large lounge/dining room with open fire (50m²). There is also a bathroom (12m²) with access to a terrace.

On the top floor there are a further 4 bedrooms:
Bedroom 2: (15.36m²)
Bedroom 3: (14.24m²)
Bedroom 4: (13.28m²)
Bedroom 5: (13.95m²)

A shower room (7m²) and a games room currently being used for storage (20m²). In this room there is a hatch giving access to the attic.

This property really needs to be seen. The rooms are quite unique with interesting angles and...

LOCAL TAXES

Taxe foncière: 1169 EUR

Taxe habitation: EUR

NOTES