

Amazing XVII century timber-frame house, located in the heart of a historical town, 20-minutes to the coast



INFORMATION

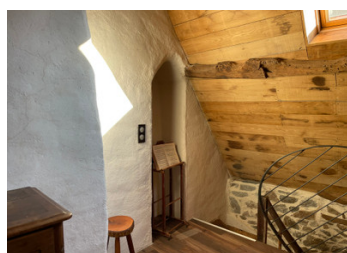
Town:	Lamballe-Armor
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

This fantastic property is located in the historic centre of Lamballe, a short stroll from shops and restaurants and 20 minutes from the beaches. Listed as a historic monument, this unique 17th-century property has been renovated and decorated with taste and authenticity.

As soon as you enter, the living room, with its beautiful beams and stone walls, takes you back in time. A staircase leads to a cosy dining room with a well-designed kitchen area, period fireplace and windows overlooking other superb historic buildings.

On the 2nd floor, a landing leads to a first bedroom with a Scandinavian bath and separate toilet. The staircase continues and leads to the top floor where there is a superb, very well decorated, bright bedroom with washbasin area, windows and a large velux window. There is also a cellar in the basement....



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

In an attractive area of old Lamballe, this property is ideally located, close to pedestrianised streets, shops and the market square. It's just 20 minutes from Pléneuf-Val-André, with easy access to the coast and beaches. A short stroll to the train station so easy access to Paris and Rennes.

This unusual 17th-century house is steeped in history. Formerly a tavern, it retains all its character and is a real gem of Cotes-d'Armor heritage. Now used as a gîte, this property will take you back in time in comfort.

The entrance leads into a living room that reflects the outside perfectly, with beautiful beams, a stone floor and a hatch giving access to the cellar. A wooden staircase leads to a cosy living room, tastefully decorated to preserve the character of the property. There is a period fireplace, beautiful timbers, lime and hemp rendered walls and small niches and nooks, typical of this type of property.

The staircase leads to a landing with a separate toilet and a good-sized bedroom with a view over the square, it comprises of a bath area with an original Scandinavian bathtub. On the upper level is a bright and well-decorated master suite with a large skylight, windows overlooking the square, a wash basin and a small attic space that could possibly be used as a small mezzanine.

This property oozes charm and yet it is warm and cosy. Electric radiators are controlled by a thermostat panel...