

Charming south-facing three-bedroomed farmhouse with numerous outbuildings and over 10,000m² of land.



INFORMATION

Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	108 m ²
Plot Size:	10362 m ²

IN BRIEF

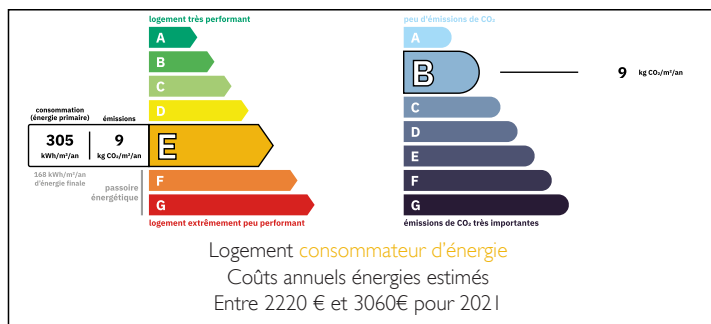
This delightful character property is ideally located between the villages of Saint Mayeux and Corlay - a perfect setting for those seeking a peaceful countryside lifestyle, with horses, or looking to establish a smallholding.

Set on over 10,000m² of land, this proposition includes a three-bedroom farmhouse and numerous outbuildings, including a large hangar.

The main house is arranged over three floors and offers spacious and practical living space.



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.



LOCAL TAXES

Taxe foncière: 588 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House – Ground Floor

- Kitchen/Dining (7.71m x 3.10m): A bright and spacious room with wooden flooring, exposed stone wall, cupboards, breakfast bar, integrated electric oven, induction and gas hob, and three Velux windows. Door leads to the garden and outdoor bread/pizza oven.

- Lounge (5.68m x 5.29m): Featuring a log burner that heats both the room and radiators, a large double-glazed window, and understairs storage. Stairs from the lounge lead to the first floor.

- Bedroom 1 (5.40m x 3.45m): With large double-glazed window and radiator. Ensuite Bathroom (2.94m x 2.10m): Includes a shower, washbasin, and plumbing for a washing machine. Separate WC.

- Office (3.59m x 2.40m): For renovation, attached to the property.

First Floor

- Bedroom 2 (3.24m x 2.98m): With wooden flooring, exposed beams, large window, and radiator

- Bathroom (2.07m x 3.48m): Features a sunken bath, large shower, WC, washbasin, towel radiator, and a large window.

- Dressing Room (2.40m x 2.93m): With floor-to-ceiling wardrobes.

Second Floor

- Bedroom 3 (5.33m x 3.55m): With exposed beams, wooden flooring, Velux windows to the front and rear, and an additional small window.

External Features

- Restored Bread/Pizza Oven with adjacent outdoor food preparation area.

- Woodstore (2.79m x 5.56m) with concrete floor.