

**SORRY, OFFER ACCEPTED.** Town property with three bedrooms and large living space. Pretty walled garden.

**EXCLUSIVE**



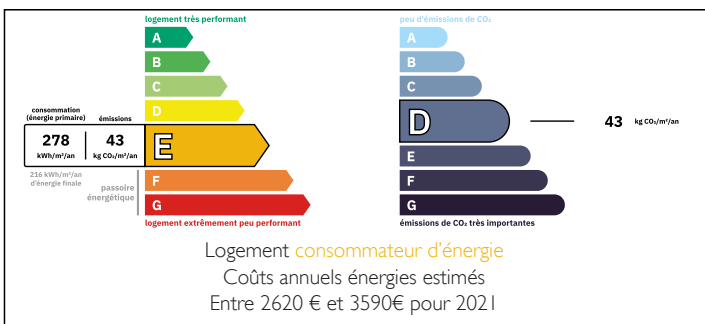
## INFORMATION

Town:	La Chèze
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	87 m <sup>2</sup>
Plot Size:	129 m <sup>2</sup>

## IN BRIEF

Situated in Central Brittany within a 10 minute drive to Loudeac or Rohan this pretty town house is the perfect lock up and leave or ideal family home. It is deceptively spacious. Easy access to the North or South beaches of Brittany - both about an hours drive away. La Chèze was historically a fortified town, and remnants of its medieval past remain, including parts of old ramparts and buildings. The ruins of the Château de La Chèze are a central feature. The chateau hosts an annual Jazz festival which has become a major event for many.

## ENERGY - DPE



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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 itself is mid terrace with steps up from the street to the front door. There is a relatively large hallway with a corridor leading of towards an office. There are also various storage cupboards. The lounge is a bright room with modern wood burner and open plan with dining area. Glass doors lead to the modern fitted kitchen which is flooded with light. Off the kitchen is an office on one side and a WC plus sink on the other. The back door leads to a covered terrace and the pretty walled garden with space for table and chairs on the patio at the rear of the garden.

Upstairs there are three good sized bedrooms and a large family bathroom with shower and bath.

Stairs lead to the attic which has been boarded and insulated but could be renovated further to make a fourth bedroom.

There is also a basement with low lever ceiling which houses the oil tank and the boiler. It's an excellent area for storage too.

The property is on mains drainage. There is oil central heating plus a new hot water tank and a new wood burner in the lounge. The vendors have lived here full time and have maintained the property superbly. The roof was replaced in 2019 and the property was re-wired this year too. There are electric shutters on the front windows and the front door. ...

## NOTES