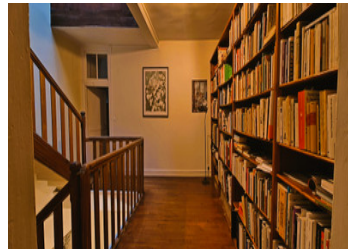
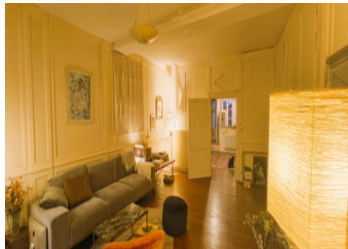


Traditional 17th-century house with Morlaix lantern, in the heart of the historic centre



## INFORMATION

Town:	Morlaix
Department:	Finistère
Bed:	3
Bath:	1
Floor:	200 m <sup>2</sup>
Plot Size:	106 m <sup>2</sup>



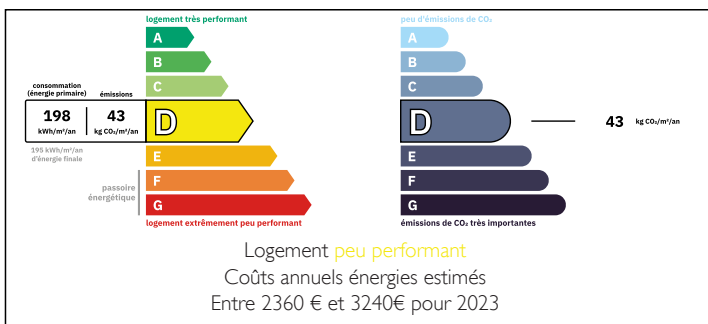
## IN BRIEF

Discover this magnificent traditional house with 200 m<sup>2</sup> of living space, built of granite stone and timber framing, with a balcony featuring colonnades and mouldings and a magnificent 5.10 m high skylight. You will also appreciate the charm of the wide wooden staircase leading to the two upper floors and the Morlaisian wooden flooring.

This is undoubtedly a house you will fall in love with, with its large spaces, high ceilings, approximately 70m<sup>2</sup> per level over three floors, three spacious bedrooms, 23m<sup>2</sup> living room, 25m<sup>2</sup> lounge and 21m<sup>2</sup> open-plan kitchen.

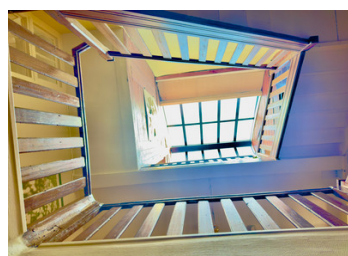
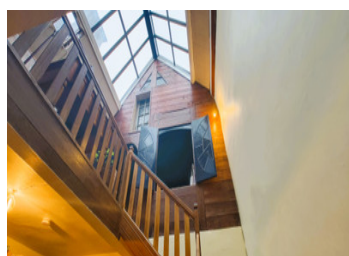
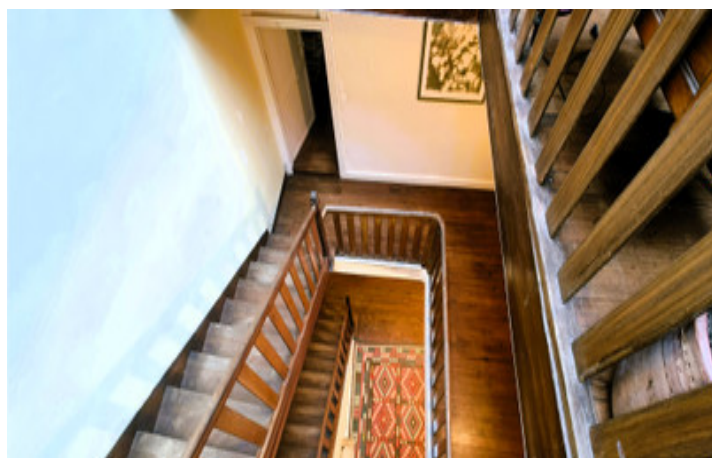
A very pleasant, relaxing and welcoming house to live in. You will also enjoy a private courtyard. Video available on request.

## 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

Gas boiler for heating and hot water (preferably to be replaced, quote obtained)

Partly double glazed, partly single glazed (carpentry quote obtained, special financial assistance available from the local authority, historic district)

Insulation could be improved (quote obtained for loft insulation, ventilation already installed), healthy house with good thermal inertia

Fibre installed

According to invoice, electricity completely redone in 2021, glass roof revised, roof revised, defective slates replaced, ridge replaced, gutters revised.

Kitchen recently opened up.

Wooden shutters.

Formal fireplace.

Collective sanitation

Inner courtyard 15 m<sup>2</sup>

Open-plan fitted kitchen, windows overlooking the courtyard 21.5 m<sup>2</sup>

Living room, dining room, Morlaisian parquet flooring 23.5 m<sup>2</sup>

Living room with Morlaisian parquet flooring 25 m<sup>2</sup>

Bedroom 1, built-in wardrobe, Morlaisian parquet flooring 33.5 m<sup>2</sup>

Shower room and WC 6.75 m<sup>2</sup>

Separate WC 1.25 m<sup>2</sup>

Landing, library, study, Morlaisian parquet flooring 18.5 m<sup>2</sup>

Study, Morlaisian parquet flooring 6.71 m<sup>2</sup>

Large landing, skylight at 5.10 m high 15 m<sup>2</sup>

Bedroom 2, interior shutters 20 m<sup>2</sup>

Bedroom 3 19.30 m<sup>2</sup>

Storage space, dressing room 13 m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES