

Super two-bedroom character stone property set in a peaceful hamlet, with 2,825m of land, and outbuildings.

EXCLUSIVE



INFORMATION

Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	106 m ²
Plot Size:	2825 m ²

IN BRIEF

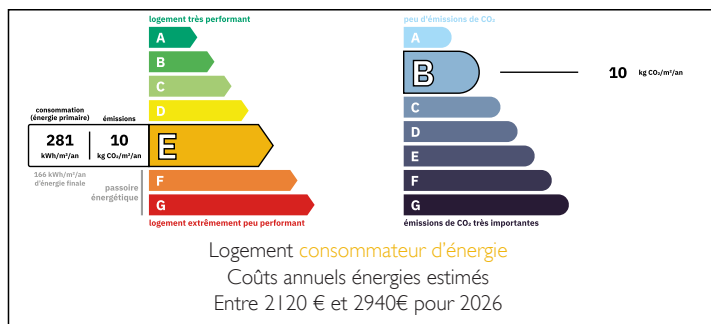
Located just 2km from the centre of Saint-Mayeux, this beautifully renovated home is presented to a high standard throughout. The generous plot of over 2,800m² provides great outdoor space, and there is scope to further extend the ground floor accommodation if required.

The ground floor comprises an entrance hall with practical storage for coats and shoes, a modern fitted kitchen with integrated appliances, a lounge with log burner, a laundry room, and a shower room with WC. On the floor are two double bedrooms and a family bathroom with shower, washbasin and WC.

The property benefits from underfloor heating in the entrance hall, lounge and kitchen, complemented by the wood burner in the lounge. The main bedroom also has a reversible air conditioning unit for year-round comfort.



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 house is double-glazed throughout and is connected to a septic tank that complies with current regulations.

Within the village of Saint-Mayeux you will find a local shop, bar/restaurant, post office and primary school. The nearby towns of Guerlédan, Corlay and Plussulien offer additional amenities, and the stunning Lac de Guerlédan is just a short drive away. The ferry ports of Saint-Malo and Roscoff are both under 90 minutes by car, as is Rennes with its international airport.

DETAILS

GROUND FLOOR

Entrance Hall – wooden flooring with underfloor heating and small cloakroom

L-shaped lounge (3.74m x 5.03m) with log burner, wooden flooring with underfloor heating, beams, windows to front and rear, and with space under the stairs for a small home office

Kitchen (3.52m x 5.10m) fitted storage cupboards and workspaces, integrated electric oven and separate microwave oven, gas hob, extractor fan, integrated dishwasher, beams, tiled floor with underfloor heating, and windows to front and rear

Shower room (1.31m x 3.04m) with walk-in shower, washbasin, WC, tiled floor, towel radiator and small window

Utility room (9m²) with storage, tiled floor, water heater and plumbing for a washing machine

FIRST FLOOR

Landing with carpeted floor

Bedroom 1 (3.55m x 5.10m) with built in wardrobes, reversible air conditioning unit, beams, carpet and 2 x Velux windows

LOCAL TAXES

Taxe habitation: **148 EUR**

NOTES