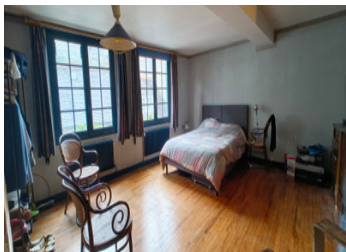


Traditional 17th-century house with Morlaix lantern, in the heart of the historic centre. 5 bedrooms



INFORMATION

Town:	Morlaix
Department:	Finistère
Bed:	5
Bath:	3
Floor:	200 m ²
Plot Size:	78 m ²

IN BRIEF

Traditional 17th century Morlaix lantern house in the heart of the historic centre.

Discover this magnificent traditional house with 200 m² of living space, built of granite stone and timber framing, with a magnificent 70 m² living room-kitchen!

You will also appreciate the charm of the granite staircase leading to the four upper floors and the Morlaix wooden flooring.

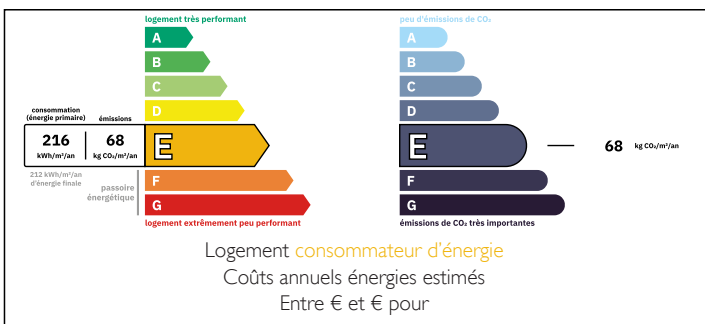
This is undoubtedly a house you will fall in love with, with its large spaces, high ceilings, seven rooms, five spacious bedrooms including two master suites, two bathrooms and a shower room.

A very pleasant, relaxing and welcoming house to live in.

You will also benefit from a 50m² private garage with a motorised door.

With a little work, it would be possible to create a rental studio with a separate entrance...

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

Features:

Wiesmann oil-fired boiler (old), central heating and hot water.

Partially double glazed, mostly single glazed (special financial assistance available from the local authority, historic district)

Insulation could be improved, but the house is sound and has good thermal inertia.

Electrical work to bring up to standard required.

Two beautiful open fireplaces (not currently functional).

One decorative fireplace.

Collective sanitation.

Fibre optic cable installed.

Renovated timber-framed façade.

A magnificent property in Morlaix, the historic weavers' district, in the heart of the town centre with all amenities, very quiet environment, a must-see!

50 m² crawl space

Garage with motorised door, listed vaulted ceilings 50 m²

6 m² entrance hall on the garage side of the street

26 m² studio to renovate or master bedroom suite

3.12 m² bathroom and WC in the studio to renovate

7 m² entrance hall on the laundry room side of the street

Laundry room, boiler and tank room 18.4 m²

Living room/kitchen, wooden floor, two fireplaces, 5 large windows 70 m²

Wooden floor landing 4.8 m²

Master bedroom, bedroom and dressing room (or study) with built-in cupboard 24 m²

En suite bathroom 1 3.33 m²

Hallway, 2 built-in cupboards 2 m²

Master bedroom 2, wooden flooring. 26 m²

Bathroom for master bedroom 2. 3.31 m²

Separate WC. 1.62 m²

Landing with wooden flooring, skylight, cupboards under the eaves 11.88 m²

Bedroom 3, wooden flooring, exposed beams, built-in cupboard, double glazing. 21.5 m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES