

Spacious property with great potentiel set in a charming village just 2km from the beach & 13km from Paimpol

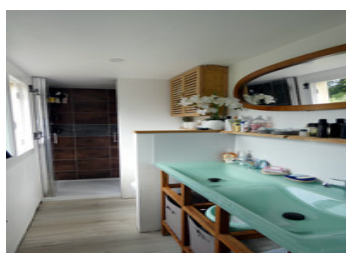
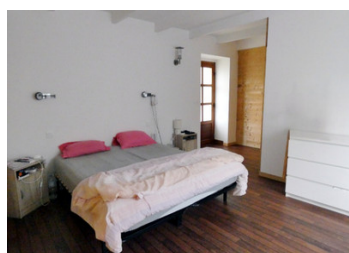
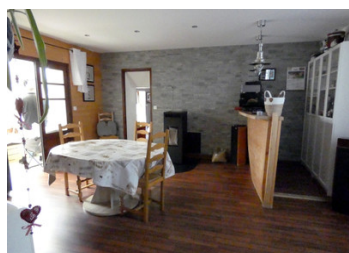


INFORMATION

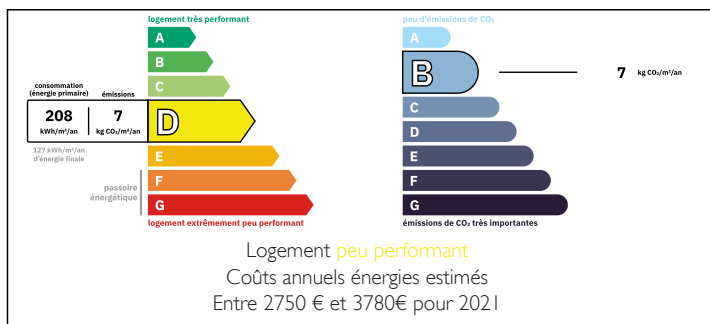
Town:	Lanloup
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	146 m2
Plot Size:	3131 m2

IN BRIEF

Set in the heart of the charming village of Lanloup, with its medieval church, and just 2km from the beach, this spacious stone property has recently undergone renovation, combining authenticity with modern comfort. On the ground floor, a comfortable open living space leads to a separate modern fitted kitchen; a glass veranda offers countryside views and leads to the spacious main bedroom suite. The first floor is divided in to 3 bedrooms and shower room. The second floor has 2 further bedrooms and useful storage space. A basement, divided in to garage and workshop with bread oven, runs the full length of the house and is accessible from the land to the rear of the house. The property is completed by 2 outbuildings, currently serving as storage and stabling, with possibility for...

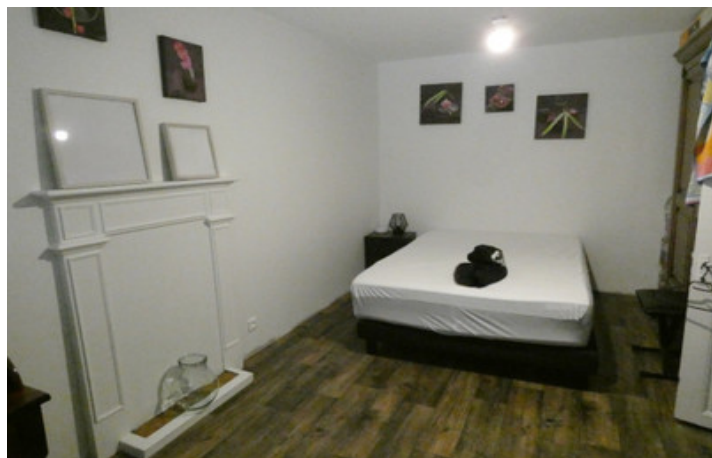


ENERGY - DPE



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

Village house 146 m² with full basement on 3131 m² of land with outbuildings.

Heating : electric & wood pellet burner

Drainage : mains

Ground floor :

- Open living space 40m² with downstairs WC
- Fitted kitchen 13.5m²
- Bedroom suite 25m² (bedroom, walk-in wardrobe & shower room)
- Glazed veranda with views over the land
- Utility room

First floor :

- 3 Bedrooms 13.5m², 9m² & 10m²
- Shower room with WC

Second floor :

- 2 Bedrooms 13.8m² & 9.9m²

Basement with access to the land to the back of the house :

- Store room with bread oven
- Workshop / garage

Outbuildings 50m² & 40m²

Land extending to 3131m²

Beach - Plage de Bréhec - 2km

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

NOTES