

Impressive detached house with 5 bedrooms and large double garage and workshop. With garden and land.



## INFORMATION

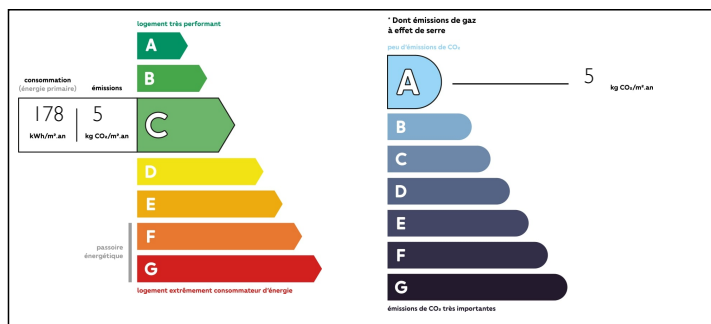
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	123.9 m2
Plot Size:	4860 m2



## IN BRIEF

A lovely detached family home in a quiet hamlet in Saint-Jacut-du-Mené. The house is south-facing and benefits from double-glazed windows and a recent pellet-fired boiler. On the first floor, the main entrance opens onto a large, bright living room with lounge, dining room and kitchen. Behind the kitchen is a utility room with a second access to the outside. There is also a bedroom/office and a bathroom with separate toilet. Upstairs, a corridor leads to 4 bedrooms and a small room for a toilet. All rooms are south-facing and overlook the courtyard. Outside, there's a stone double garage with slate roof with an adjoining workshop and a well. The courtyard is surrounded by stone walls, the garden is pleasant and well presented. Part of the grounds could accommodate horses or other animals.

## 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.



## LOCAL TAXES

Taxe foncière: **640 EUR**

## DESCRIPTION

Detached stone house of 123m<sup>2</sup>, comprising:

First floor

- Large living room with lounge, kitchen and dining room (8.16m x 5.71m)
- Bedroom 1 / office (3.23m x 3.49m)
- Bathroom (3.49m x 2.10)
- Separate WC (0.86m x 1.35m)
- Utility/laundry room (2.66m x 7.13m)

First floor

- Bedroom 2 (5.64m x 3.03m)
- Bedroom 3 (3.63m x 2.78m)
- Bedroom 4 (2.68m x 3.65m)
- Bedroom 5 (2.84m x 4.63m)
- A small room to be renovated (possibility of installing a toilet)

Outside

- A courtyard
- Double garage (5.83m x 8.71m)
- Workshop (3.10m x 4.18m)
- Garden and land

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

## NOTES