

Near PONTRIEUX, superb 6-bedroom property with outbuilding set in over a hectare of land.

EXCLUSIVE

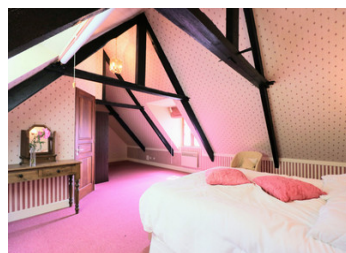


INFORMATION

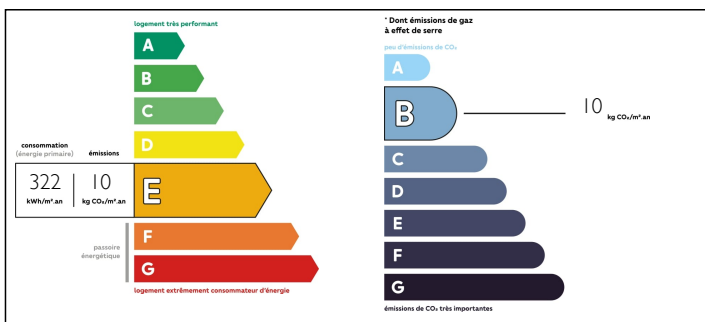
Town:	Saint-Clet
Department:	Côtes-d'Armor
Bed:	5
Bath:	5
Floor:	290 m2
Plot Size:	10882 m2

IN BRIEF

Just a short distance from Pontrieux, a 'Petite Cité de Caractère' with its port, steam train, wash houses, artists' shops, businesses, weekly market and half-timbered houses, making it a must for Breton tourists. LEGGETT Immobilier is exclusively offering this superb property of over one hectare comprising 5 bedrooms, a vast living/dining room of 68 m2 with fireplace, a games room, a beautiful fitted kitchen, a large conservatory and a stone outbuilding offering a potential of 176 m2 that could be converted into a gîte. You will be seduced by the comfort, volume and clarity of the rooms, as well as the care taken in the quality of the renovation. Some minor decorative refurbishment work is required. The heating is provided by convector heaters and the sewerage, which is of the individual type, is compliant. An ideal property for those with a horse or wishing to develop a bed & breakfast business...



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

GROUND FLOOR:

- A large 29 m2 conservatory
- A vast 68 m2 living/dining room with fireplace
- A 32 m2 fitted kitchen
- A utility room
- A storage room
- A toilet with washbasin
- A 45 m2 games room

1st FLOOR :

- 3 master suites with cupboards, W.C. and bathroom, one of which is in the attic.
- One attic bedroom.
- W.C. with washbasin

2nd FLOOR :

- Under the attic, 2 master suites with cupboards, W.C. and shower room.

OUTSIDE :

- A large 88 m2 stone outbuilding with potential for the same surface area upstairs.
- Attached, a carport with a 4 m2 storage room.
- A well.

Set in 10,882 m2 of land.

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

NOTES