

Elegant and unique 6-bedroom manoir set in spacious landscaped gardens. A must view !



INFORMATION

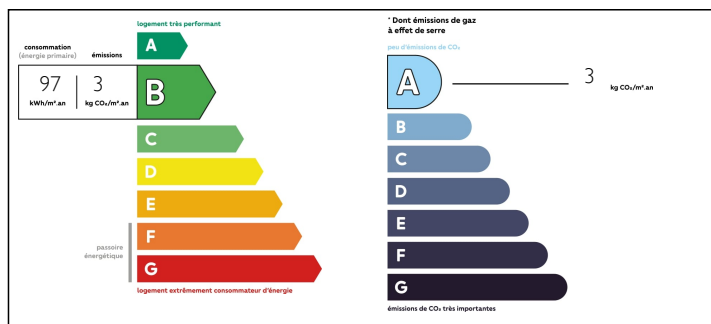
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|-------------|---------------|
| Town: | Plésidy |
| Department: | Côtes-d'Armor |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 254 m2 |
| Plot Size: | 7323 m2 |

IN BRIEF

This exceptional detached manoir is rare to the market and has been carefully and beautifully renovated by its current owners, retaining many of the original features and character. Behind the large gated entrance, a sweeping gravelled driveway leads to the front of the house, where there are steps leading to a covered balcony and the entrance to the property. Inside, the rooms are spacious, and the newly installed double-glazed windows allow natural light to flood into all the rooms. On the ground floor are a kitchen, with fitted units and appliances, a back-kitchen, laundry / boot room, with WC, and a spacious lounge and dining room, perfect for family living, or entertaining. The staircase from the hallway leads to the first floor where there are three bedrooms, two of which have dressing rooms, a family bathroom, and a WC. A glazed door from the hallway on the first floor opens on to a large...

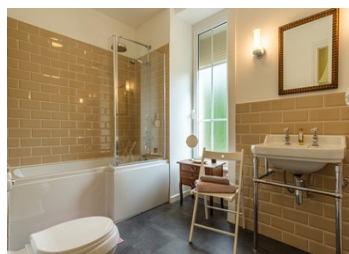


ENERGY - DPE



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: 1251 EUR

NOTES

DESCRIPTION

Three further bedrooms are on the second floor, one of which has a dressing room, as well as a glazed door leading out to a juliet balcony. There is also a further family bathroom.

The basement houses the geothermal heating system and is a large space for storage.

The property benefits from mains drainage.

Vast lawned gardens, with established trees, sit to each side of the property and to the rear is a large woodshed, together with a stone outbuilding which could be developed to create a covered swimming pool, additional accommodation or working space.

With a rural village location, the property is located only 15 minutes south of Guingamp, where there are fast train connections to Paris, and other major cities.

Ground Floor

Carpeted entrance hall with staircase to the first floor (6.76m x 2.03m)

Lounge/dining room with wooden flooring, bay window, and large windows to rear and side. Radiators. Chandelier with decorative plaster ceiling rose. Feature fireplace (possibility to reopen chimney) (10.51m x 4.99m).

L-shaped kitchen with tiled floor, fitted mahogany units, induction hob, integrated electric oven, extractor fan, radiator, windows, and door to garden (19.79m²)

Back kitchen with tiled floor, door to garden, window, storage (3.72m x 2.09m)

Cloakroom/boot room with window, door to garden, radiator, tiled floors (2.65m x 2.38m)