

Beautiful stone longère, immaculately presented, absolutely no work required, fosse conforms, and over 11 000m



## INFORMATION

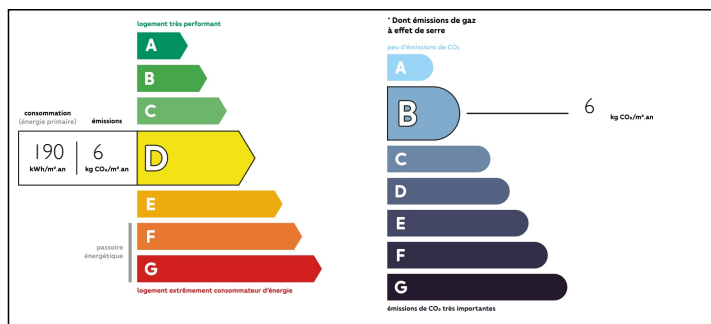
Town:	Saint-Servais
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	10306 m2

## IN BRIEF

This stone house has been beautifully renovated to an exceptional standard. It benefits from a fully fitted kitchen, dining room and a large lounge with travertine and oak floors, a wood burning stove, with views onto the private south facing gardens, complete with bread oven, well and three outside paved seating areas..



## 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.



## NOTES

## DESCRIPTION

HOUSE Entry by solid oak door to:

### GROUND FLOOR

KITCHEN / DINING~5.06m X 3.7m At the widest point ( 18.7m<sup>2</sup>)

A recent fitted kitchen with slot in cooker, sink, dishwasher , dining area , tiled floors, exposed beams, and a wood burning stove, double glazed window to south facing gardens with shutters.

LOUNGE / DINING ROOM~ 5.7m x 10.28m (53.14m<sup>2</sup>)

Oak floors, exposed beams, exposed stone work, with 2 electric radiators, double glazed window to the front of the property. Stairs to the first floor.

LANDING AREA ~ 1.9m x 2.9m (5.8m<sup>2</sup>)

Carpet floor covering, velux window, doors leading to bedrooms and shower room.

BEDROOM 1~ 4.7m x 4.8m ( 22.56 m<sup>2</sup>)

Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.

BEDROOM 2~ 3.21m x 5.1m (16.32m<sup>2</sup>)

Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.

SMALL ROOM CURRENTLY USED AS A BEDROOM ~ 3.3m x 2.m (6.6m<sup>2</sup>)

Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the rear of the property.

SHOWER ROOM~2.2m x 3.1m (6.5m<sup>2</sup>)

Tiled floor and walls, Italian style shower, double washbasin, w.c. electric towel radiator, Velux window overlooking the front of the property.