

Imposing stone house for renovation. The potential is huge!

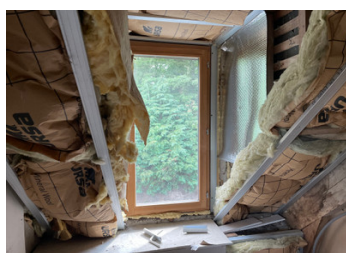


## INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	0
Floor:	116 m2
Plot Size:	486 m2

## IN BRIEF

Offer accepted. Do contact me and I will try and find you something else! The current owners have started the renovations by replacing many of the windows with double glazed units. The electrics and plumbing need a total overhaul but having this blank canvas means you can really plan your perfect home. The gardens are on a slope and though overgrown could be superb. The property offers views over the Breton countryside that are second to none. Within walking distance of a small village the nearest larger towns are Merdrignac or Plessala where you will find doctors, dentists and all amenities. This would be a perfect base for exploring Brittany Rennes is 50 minutes away, Vannes and St Malo an hour away. The golden, sandy beaches of the Emerald Coast are 40 minutes away so no need to spend all your time renovating!



## ENERGY - DPE



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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

As you enter the front door there is a traditional Breton staircase leading to the further two floors. To the left is a large reception room (4.48 x 4.55) which at one time was a kitchen, with fireplace. New double glazed window at the back but front window single glazed. Across the hallway is the lounge (4.02 x 4.5) with a fire, one again with near double glazed rear window. At the rear of the hallway is a stone cubby hole that sticks out from the building which at one time housed a toilet.

Up the stairs, some renovations have been started with insulation and plasterboard but both rooms need to be completed. Bedroom 1 (4.6 x 4.2) Bedroom 2 (4.48 x 4.04) Inbetween is room for a bathroom with some plumbing (4 x 1.7)

Further up the stairs to the top floor there is another room (3.66 x 4.14) with a new velux window. A room potentially for WC (1.8 x 1.4) Further bedroom (3.944 x 4.348)

The roof is in fairly good condition. The cellar (9.98 x 4.53) has an earth floor and at one time had stairs into the house but is currently only accessed via the side of the building.

The land is currently overgrown but could be landscaped into different levels to make a really lovely space to enjoy the incredible views.

A project just ready for someone to turn into their dream French home.

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Information about...

## NOTES