

This 1980s built house was designed by local Breton architects Jean-Yves Philippe and Michel Velly.



INFORMATION

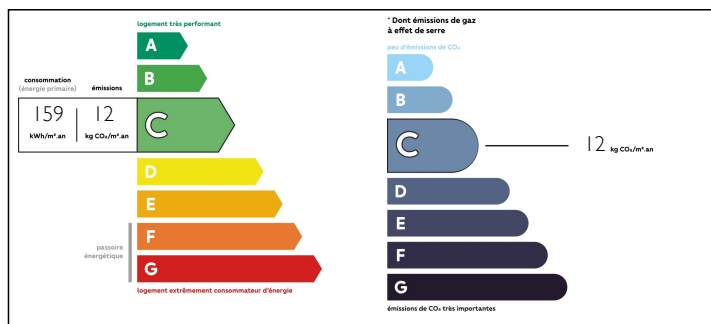
Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	3952 m2

IN BRIEF

The house has one bedroom with en-suite shower room and an office on the ground floor. There is also the dining room with access to a terrace and a cosy sunken sitting room with a very large stone open fireplace. The kitchen overlooks the garden. Two of the three bedrooms upstairs have balconies with wonderful views of the surrounding countryside. There is also a large basement with garage. This house is unique in style and has both oil fired and heat pump central heating. The house is set back from the road with ample parking areas and access to the garage/basement. There are steps up to the main entrance door to the house. The house sits in the middle of the plot with garden areas to both sides and to the front of the house.



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.



LOCAL TAXES

Taxe foncière: 922 EUR

NOTES

DESCRIPTION

From the covered entrance area, there is a glazed front door to the tiled hallway which leads to:-

KITCHEN: (6.8m x 2.6m) some fitted cupboards, double sink overlooking the garden. Space for table and chairs. Door to covered front entrance area.

W.C. with sink and storage cupboards

DINING AREA: (5 x 4m) double glazed doors to terrace.

Steps down to:-

SITTING ROOM: (5.2m x 2.3m) Double aspect windows, large feature fireplace, door to garden. Very high vaulted ceilings.

BEDROOM 1/OFFICE: (3.2m x 3.2m) carpet, storage cupboard, glazed door to terrace.

BEDROOM 2 (3.5m x 3.2m) parquet flooring, storage cupboard, glazed doors to terrace.

EN-SUITE SHOWER (2.7m x 1.7m) double sink unit and Italian style large shower.

Stairs from hallway lead to **LANDING** (8m x 1.8m) with velux windows plus a window to the side of the house. Doors to:-

SHOWER ROOM (1.7m x 1.8m) shower cubicle, bidet, sink. Separate W.C.

BEDROOM 3 (3.3m x 3m), carpet, storage cupboard, glazed doors to balcony.

BEDROOM 4 (4.2m x 4m into eaves), carpet, storage cupboard, glazed doors to balcony.

BEDROOM 5 (3.3m x 3.3m) laminate flooring, 2 storage cupboards, velux window.

STORAGE IN EAVES (6m x 3m into eaves). VMC