

Countryside property with gite, outbuildings, over 15000m2 of land. Just 15 minutes from the coast



INFORMATION

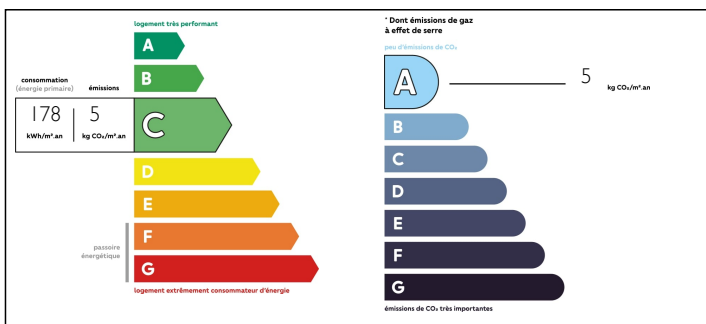
Town:	Hénansal
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	140 m2
Plot Size:	15000 m2



IN BRIEF

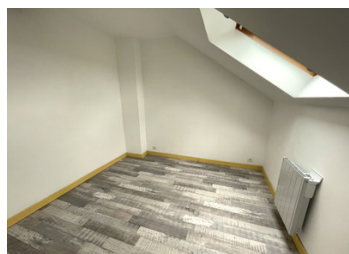
These two houses have been fully renovated to create two independent dwellings which could be used as a main residence with a gite, or as two rental properties. They sit around a courtyard, where there are numerous outbuildings which could be converted into additional accommodation, or used as stables. On the ground floor of the main property are a large open plan living space, with kitchen, a shower room with WC, and a further room which could be an additional lounge, office, or ground floor bedroom. The first floor comprises three bedrooms, two of which have views over the land, and a bathroom. The second smaller property has an open plan kitchen and lounge area, and a separate WC on the ground floor, and two bedrooms and a bathroom on the first floor.

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

Both properties are insulated, double glazed and heated with programmable electric heaters. There is also a log burner in the main house.

The properties sit around a courtyard with outbuildings attached. There is also a separate house for renovation.

Also suitable for horses, the properties sit on a plot of 15,095m².

Located 10km from Lamballe and between the villages of Saint Aaron and Henensal. The beaches of Erquy and Pléneuf-Val-André are a 15-minute drive.

MAIN PROPERTY

Terrace to front.

Ground Floor

- Open plan lounge with kitchen (8.49m x 3.72m) windows and doors to front, stone fireplace with log burner, tiled floor and exposed stone wall. Kitchen with cupboards, sink with drainage unit, induction hob and extractor fan.
- Lounge/Office/Bedroom 4 (5.75m x 3.72m) with laminate flooring, electric radiator and large window.
- Shower room (1.97m x 1.84m) with shower, WC, wash basin, electric radiator, window and tiled floor

First Floor

- Bedroom 1 (2.74m x 4.51m) with electric radiator, laminate floor and window
- Bedroom 2 (3.40m x 2.85m) with electric radiator, laminate floor and window
- Bedroom 3 (3.50m x 2.72m) with electric radiator, laminate floor and window
- Bathroom (3.08m x 1.75m) with tiled floor, electric heater, window, wash basin, WC and bath.

SECOND PROPERTY

Terrace to front

Ground Floor

- Open plan lounge with kitchen (5.65m x 3.88m)

NOTES