

An immaculate, spacious home, 4/5 bedrooms including a letting apartment, garage, terrace and garden, all at the heart of this medieval citadel



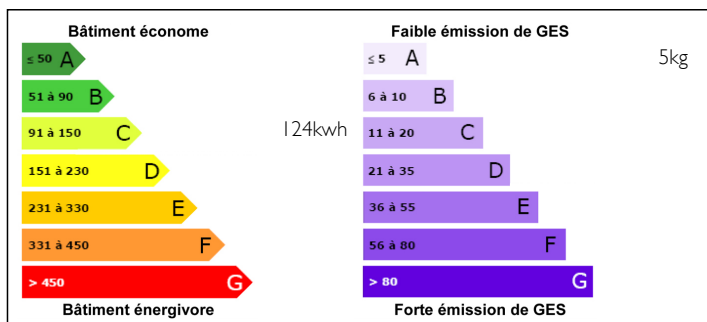
INFORMATION

Town:	MONCONTOUR
Department:	Cotes d Armor
Bed:	4
Bath:	3
Floor:	154 m2
Plot Size:	1163 m2

IN BRIEF

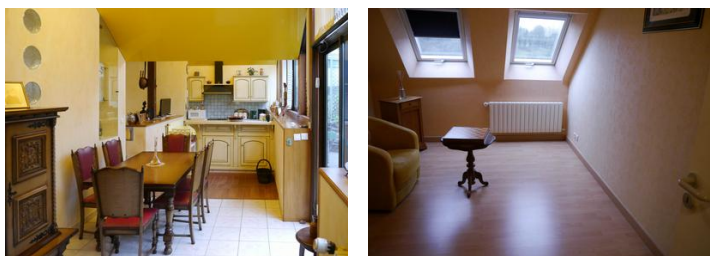
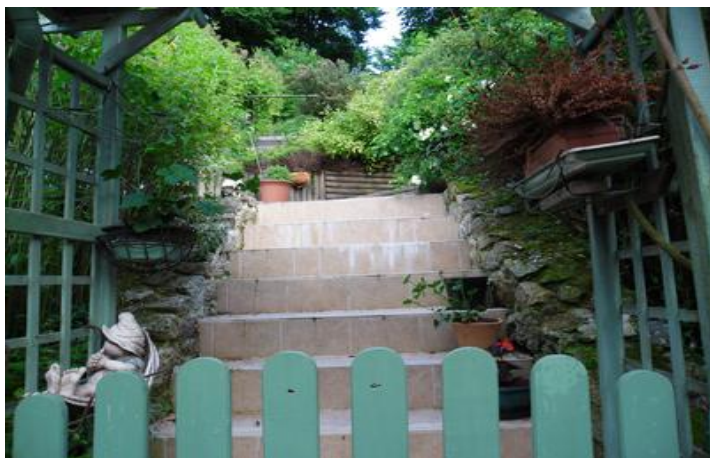
Moncontour is renowned for its quaint appearance and regular medieval festivals so it is no surprise it has been officially voted 'one of the most beautiful villages in France'. It is the most enchanting little town with cobbled streets, timbered buildings, gorgeous granite and the odd gargoyle to amuse you. Originally a fortification, a walled city on top of a rocky granite outcrop, it is steeped in history and oozes character. This house is situated just on the edge of the village, with some amazing views and allows you to be close to the heart, but tucked away. Garages and gardens are at a premium in Moncontour, but this house has large examples of both! Plus a letting apartment to house friends, family or paying guests. You need to view to appreciate so reserve your visit now.

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

On the ground floor:

The property has a double garage, boiler room and laundry room

The front door leads to a spacious lobby which gives access to the garage and a staircase leading up to the 2 bed self-contained apartment and then on up to the main home - each having their 'own front door'.

Apartment:

Fitted kitchen 12.5m²

Sitting room (Optional Bedroom 5) 25.3m²

Bedroom 1 9.9m²

Bedroom 2 11.6m²

Bathroom with WC

Main home:

Open plan living area with fully fitted kitchen/dining area 23m², lounge 24.3m² with insert fire all beautifully illuminated by feature windows looking out onto the garden and leading to a large covered dining terrace

Bedroom 3 9.0m²

Shower room

Bedroom 4 12.4m²

Bathroom with spa bath

Exterior

There is a covered terrace, a super place to barbecue and enjoy long, sunny evenings

Terraced gardens with lawns, fruit trees and a green house

There is a vehicle entrance at the far end of the garden from a quiet lane at the back of the property - useful access.

The property benefits from central heating powered by economical aérothermie and has mains drainage.

20/30km drive takes you to many of the clean, sandy beaches of Brittany's Penthievre Coast where you can eat fresh seafood, indulge in water sports or hike

LOCAL TAXES

Taxe foncière: **1066 EUR**

NOTES