

Delightful early 17th century 4 bedroom house in the medieval city of Moncontour, Brittany

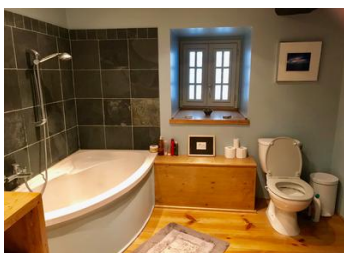


## INFORMATION

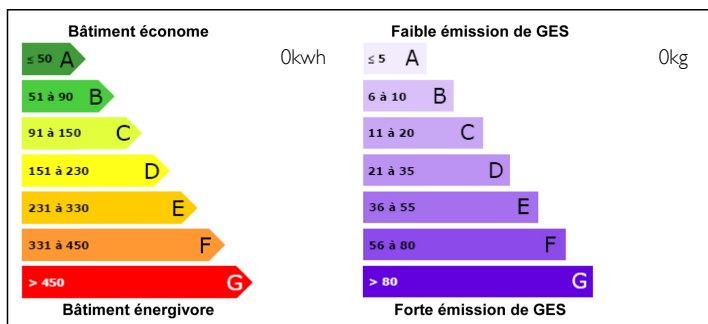
Town:	MONCONTOUR
Department:	Cotes d Armor
Bed:	4
Bath:	3
Floor:	190 m2
Plot Size:	201 m2

## IN BRIEF

For lovers of history! A truly characterful, ancient property, built in stone and timber frame. The house retains many original interior features but is also sympathetically restored to an exceptional standard to include contemporary living space. Oil fired central heating and double glazed. Whether you are looking for a French holiday retreat or a permanent home this property offers it all. Moncontour is a fantastic tourist attraction and has all the necessary commerce, restaurants and bars.



## 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

Ground floor.

An impressive lounge 5.5m x 5.5m complete with stone fireplace and woodburning stove. Exposed beams and tiled floor with adjoining dining area 5.5m x 4.7m with stone fireplace, staircase leading to the first floor.

Fully fitted kitchen, again woodburning stove, beams and tiled floor and an ancient stone staircase leading to the first floor. Front door, giving access to the quiet pedestrian lane and a door at the rear leading to the terrace.

On the first floor;

Bedroom (1) - 9.3m x 2.9m with stone fireplace, plus dressing area - 3.2m x 2.3m

Bedroom (2) - 2.7m x 1.9m

Bathroom - 2.8m x 2.7m with bath, basin and W.C.

Lounge 6m x 3.8m with stone fireplace and woodburning stove

Door to 1st floor terrace and access to the boiler and oil storage tank.

Bathroom - 2.3m x 2.2m, bath, basin and W.C.

Stairs leading to mezzanine (bedroom 3), 3.9m x 1.9m overlooking first floor lounge.

On the second floor;

Bedroom (4) 9.1m x 3.2m

Bathroom, 2.1m x 1.2m, shower, basin.

W.C. 1.5m x 1.5m

## NOTES