

Charming 5 bedroom country home in Brittany with great views, set in 1.5 acres complete with outdoor pool and entertainment area. Currently used as a luxury family...



INFORMATION

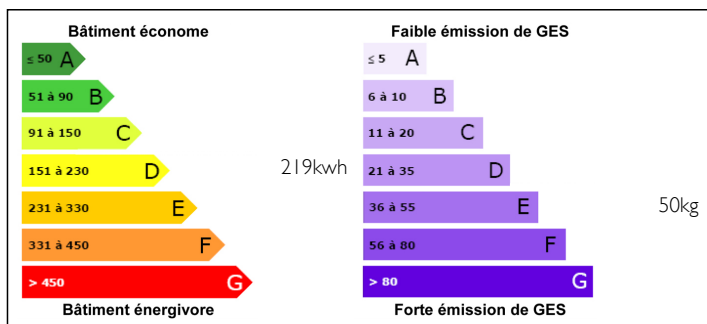
Town:	LE GOURAY
Department:	Cotes d Armor
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	5837 m2



IN BRIEF

This large house is ideally located for Lamballe, Collinée and Plenée Jugon; all popular areas offering a wealth of commerce, potential employment and great schools. Set in its own one and a half acre plot it has commanding views over the beautiful Breton countryside. With 5 bedrooms, 2 bathrooms and generous living space it would make an ideal family home. * As a Gite, it has been generating income not just for the summer months but throughout the year; detailed figures are available on request * Private driveway is gated and there is parking room for several cars * State of the art bath and shower rooms with Jacuzzi and wellness spa * Orchard area which could be used to build a 2nd property or a granny flat (subject to planning permission)

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

The entrance porch leads to a large kitchen of about 20m² fitted with a range of units, a breakfast bar and pantry/larder. On to a lounge/dining room of around 38m² with a traditional stone fireplace which has been moved from an older property and has a wood burner installed. Double doors lead to a nice stone terrace which is ideal for enjoying those views. There is a double bedroom on the ground floor and there is also a shower room and separate WC.

On the second floor there are four bedrooms, 2 doubles and 2 generous singles. One is currently used as an office and has a sink in it so could possibly be made into an en-suite room. There is also a toilet & shower room and built in cupboards along the passageway.

In the sous sol (basement) there is plenty of room to park a car, the central heating boiler and oil tank, plumbing for a washing machine and a 4 metre oak workbench.

The house and grounds enjoy a lot of privacy and the 1.5 acres of gardens are a pleasant mix of low maintenance landscaping with a well tended vegetable plot. To the rear there is access to woodland owned by the local commune. There is an outdoor entertainment area with an above ground pool and a pretty summer house making it the ideal base for summer fun and barbecues and is fitted with electricity, a sink and some handy work and storage areas.

The...

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