

3 bedroom longère with several outbuildings plus 3 hectares of land - ideal equestrian property,



INFORMATION

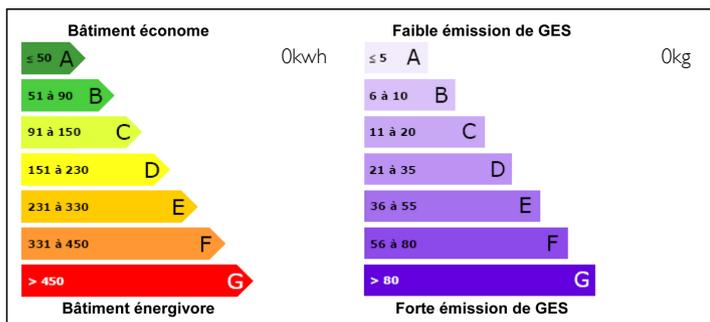
Town:	ST YGEAUX
Department:	Cotes d Armor
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	30274 m2



IN BRIEF

This stone longère is situated in a quiet location with a range of outbuildings, including 2 large hangars, another longère to renovate or to provide stabling for horses. There is also 3 hectares of good grazing land.

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 property benefits from double glazed windows and conforming fosse septique.

On entering the property, there is plenty of parking space to the front of the property. There are two front doors, one into the kitchen and one into the living room.

Living/Dining Room: 8.23m x 5.75m. A light and airy room with two windows to the front and two to the rear. Fireplace with insert log burner, 2 electric panel wall heaters. Laminate flooring. Stairs to first floor. Door into:

Kitchen: 5m x 4m with a range of fitted units, built-in oven, hob, and dishwasher. Wood burning stove. Laminate flooring, exposed ceiling beams. Door to the front. Door at the rear to:

Rear Lobby and door off to: Bathroom: with spa bath, wash hand basin and WC. Window to the rear. Door to rear with storage room plumbed for washing machine. Understairs storage area. Stairs to:

Bedroom 1: 2.98m x 4.30m with Velux window to the rear, electric panel wall heater, carpeted floor and exposed beams.

Taking the other flight of stairs from the Living Room:

Bathroom: with shower cubicle, wash hand basin and WC. Storage shelving in eaves, tiled walls, cushion flooring, electric heated towel rail.

Bedroom 2: 3.46m x 4.73m. Carpeted floor, small Velux to rear, exposed beams and electric panel wall heater.

Bedroom 3: 2.11m x 4.03m. wood floor, window to the front, electric panel wall heater and exposed beams.

Outside: Across the courtyard there is a large stone

LOCAL TAXES

Taxe foncière: 464 EUR

NOTES