

Beautiful 2 bedroom stone house in Mael Pestivien with lovely features. Set on 839m of land.

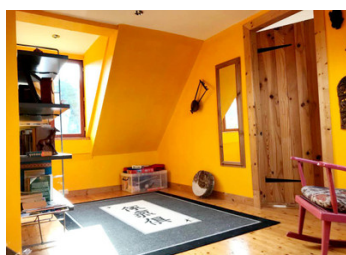


INFORMATION

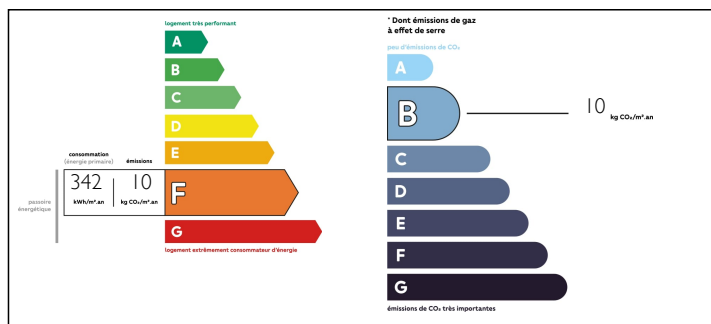
Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	133 m2
Plot Size:	839 m2

IN BRIEF

Situated in a small hamlet in Mael Pestivien is this stunning 2 bedroom, south-facing house. with high ceilings and character spacious rooms. A real gem!! It benefits from recent works and would be a perfect holiday home. It is set in 839m² of 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

On the ground floor

- Kitchen, fully equipped, of 22m²
- Lounge and dining room with impressive fireplace and pellet burner 48m²
- Bathroom with bath, hand basin, shower and WC 8.5m²

On the first floor

- Office or guest room 11m²
- Bedroom 1 which overlooks the stunning fireplace 22m²
- Bedroom 2 29m²

Outside

- Garden in front of and behind the house
- Parking
- Well
- Fire pit and outside eating area
- Shed, partially converted into living area with storage space

The house is in a fantastic location with easy access to walking tracks and forest land to explore and appreciated.

It is only a short drive (15 minutes) to Callac. A lively, dynamic town with all amenities including supermarket, train station, doctors and a cinema.

St Malo - 1h50

Roscoff - 1h10

"The house is located in a hamlet with the historical monument The Chapel of Saint Isidore or "the white church", built in the 18th century. It was built by Y. Auffret, who was buried here in 1752, and replaced the parish church.

Its wealth continues in the neighbouring meadow where there is a fountain with two basins whose waters had the reputation of curing the children who were late to walk".

Information about risks to which this property is

NOTES