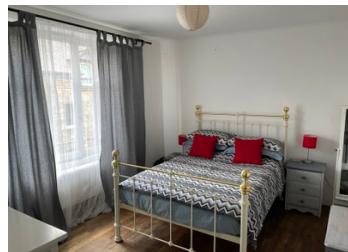


Super size village house with 5 bedrooms, scope for more, private garden and garage. Walking distance to shops

EXCLUSIVE



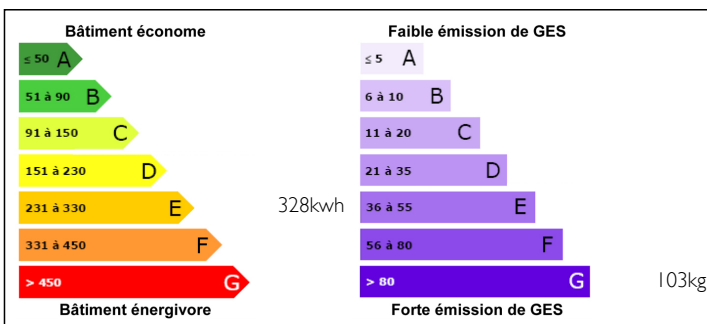
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	100 m ²
Plot Size:	329 m ²

IN BRIEF

At the heart of a vibrant village this spacious house offers many options - a large family home, conversion to rental units or just keep it as a lock-up-and-leave holiday home as it has been for some years. In the village there are many shops, a supermarket, small weekly market, bar and restaurant as well as a gym, vet, doctor and schools. The house is just 30km from the coast, well located to discover Brittany and beyond. Larger towns include Lamballe, St Brieuc, Dinan and Loudéac - all in easy distance. Collinée is a busy little village with strong demand for housing and the option to create rental units is well worth consideration - offering a strong potential for return on investment. Video available on request.

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.

Entrance hall 4,4 x 1,7 with WC off

To right open plan living room/kitchen/diner 4,4 x 5,8 with fitted kitchen and appliances included, tiled floor to kitchen/diner area and laminate floor to lounge. Very large windows at each end of the room make it bright and airy.

To the left of the hall, garage 3,9 x 6,6 with fittings for washing machine, hot water heater and oil central heating boiler (not currently in use).

First floor.

Central landing opening onto:

Bedroom 1 3,4 x 3,0

Bedroom 2 4,3 x 3,1

Bedroom 3 3,7 x 2,9

Bedroom 4 3,8 x 3,0

Bathroom with small slipper bath with shower over and a wash hand basin

Separate WC

All of the bedrooms have attractive wooden floors in good condition and large windows.

Second floor.

Bedroom 5 3,3 x 2,4

Attic 1 - ripe for conversion 4,3 x 6,0

Attic 2 - ripe for conversion 3,9 x 4,7

These attics are large and would be very easily converted to fully habitable space, with good head height.

There is a garden behind the house with a sunny terrace and steps leading up to a lawned area.

LOCAL TAXES

Taxe foncière: 450 EUR

NOTES