LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A29015YGA22 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

Fantastic business opportunity/family home. Detached 5-bedroom stone property, with outbuilding. 10,882m2 plot

EXCLUSIVE







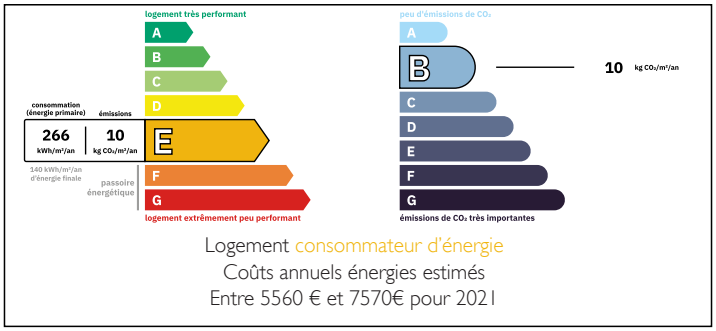








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5560 € et 7570€ pour 2021

INFORMATION

Town:	Saint-Clet
Department:	Côtes-d'Armor
Bed:	5
Bath:	5
Floor:	290 m2
Plot Size:	10882 m2

IN BRIEF

This superb property, set in a prime location, offers endless possibilities, whether you're looking for a spacious family home, or a commercial opportunity with a bed and breakfast or gîte business. With its large plot of land, it is also suitable for keeping horses.

The rooms are spacious and bright throughout. The ground floor accommodation includes a large conservatory, a living/dining room with a fireplace, a games room, with corner bar, a beautiful fitted kitchen, a large conservatory, a laundry room, and a separate WC. A stone outbuilding offering a potential of 176 m2 that could be converted into a gîte or additional family accommodation, and planning permission had previously been approved for this.

On the first floor accessed by a staircase from the games room, is a lounge area, with separate WC.

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.

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LOCAL TAXES

Taxe foncière:	**2414 EUR**

NOTES

DESCRIPTION

A spiral staircase from the lounge leads to two first floor bedroom suites, each with their own independent bathroom, and with built-in wardrobes. A further staircase leads to two more bedroom suites, each with its own bathroom.

A staircase from the kitchen leads to the fifth bedroom, which has an ensuite bathroom.

The heating is provided by electric heaters, and the open fire in the lounge, and the septic tank complies with current regulations.

Externally, there is a courtyard area with a well, a car port, a small tool shed, and established trees, plants and shrubs. There is also a large field behind the house, suitable for horses, or establishing a smallholding.

Just a short distance away is Pontrieux, a 'Petite Cité de Caractère' with its port, steam train, wash houses, artists' shops, businesses, weekly market and half-timbered houses, all of which make it a must for visitors.

GROUND FLOOR

- Conservatory (29m2) with tiled floor
- Living/dining room (68.50m2) with fireplace, two electric radiators, tiled floor and windows to front and rear. Spiral staircase to first floor
- Kitchen (32 m2) with tiled floor, fitted oak cupboards, sink with drainage and doors opening onto the courtyard
- A utility room (4.89m2)
- A storage room
- A WC with washbasin
- A games room (45 m2), with tiled floor, corner bar, electric radiator, and doors leading to the courtyard

FIRST FLOOR (accessed from the lounge)

2 bedroom suites with built-in wardrobes, and each with its own bathroom with bath, washbasin, and