LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29033GCA22 Price: 455 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (430 000 EUR without fees)

Cluster of renovated and beautifully presented properties set in almost 3 acres. Great rental opportunities







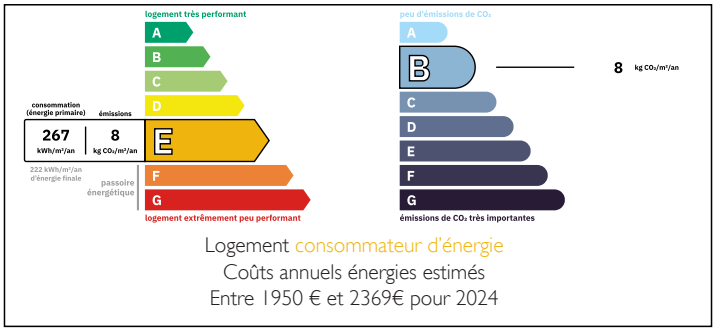








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1950 € et 2369€ pour 2024

INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	9
Bath:	7
Floor:	240 m2
Plot Size:	11100 m2

IN BRIEF

Located in a very quiet hamlet, these properties are set around a courtyard. In addition to the main house, there are two gites, one with four bedrooms, and the other with one bedroom.
The renovations to the three properties are to a very high standard and much of the original character has been retained. In addition to the accommodation, there is an outdoor heated pool, outdoor kitchen, large hangar, a stable, numerous outbuildings, landscaped gardens and four ponds.

Main House – with a spacious lounge/dining room with chimney and log burner, a fitted kitchen with log burner and separate pantry, shower room, bathroom and office. On the first floor are four bedrooms, and a further bathroom.

Gite 1 – with a large open plan living/dining room with log burner, bedroom, bathroom and kitchen/utility on the ground floor, and three...

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: **1891 EUR**

NOTES

DESCRIPTION

Gite 2 – with lounge, corner kitchen, and a WC on the ground floor, and a bathroom and bedroom on the first floor.

There are three further buildings in the courtyard which could also be renovated to create additional accommodation.

Externally, the grounds are extensive and well maintained and the all-weather outdoor kitchen provides a large al fresco cooking and entertaining space. Directly behind the kitchen is a large workshop/garage, and adjacent is a large hanger. There is also a stable, and a further building which is currently equipped as a gym.

Across from the properties are the heated pool and terrace, and a large grassed area with ponds and a greenhouse.

The property benefits from double glazing throughout and the solar panels on one of the outbuildings create additional annual income.

Main House

Ground Floor
Lounge/Dining Room (5.55m x 10.35m) with log burner set in a mosaic tile fireplace, feature beams, tile floor, windows over the courtyard, and a door leading out to the courtyard.

Kitchen (5.34m x 4.88m) with a window overlooking, and door leading out to, the garden, fitted cupboards, log burner set in a stone fireplace, integrated electric cooker and gas hob, feature beams, and a door leading out to the courtyard. A door from the kitchen also leads to a separate pantry.

Office (2.50m x 3.14m) with feature beams, tiled floor and a double window overlooking the garden.