LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31362JAM22 Price: 164 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (155 000 EUR without fees)

Large three bedroom property with land with great views

EXCLUSIVE















INFORMATION

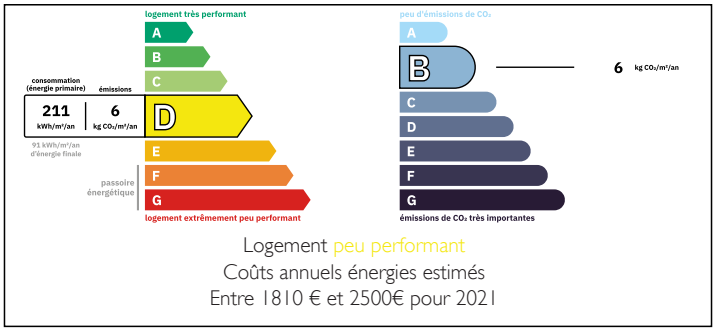
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	4
Floor:	140 m2
Plot Size:	5200 m2

IN BRIEF

Large three bedroom property with land and views across the countryside

This spacious, comfortable property has been lovingly restored by the current owners. With beautiful views across the countryside the large rooms are flooded with natural light. With uninterrupted views across fields, in the distance you can see the church of St Vran. The property is a short drive from Langourla where there is a small grocery shop and bar with frequent music nights plus a thriving restaurant.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1810 € et 2500€ pour 2021

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: **144 EUR**

NOTES

DESCRIPTION

This semi-detached property is down a quiet lane with no through traffic, in a small hamlet. There is a large front garden with plenty of space to park. Open the front door and enter the property into a spacious hallway with a tiled floor. The living room is family sized but is also a cosy space for couples and has the original open farmhouse fireplace. For kitchen/ dining/ living, the kitchen is modern with fitted appliances. There is a large dining table area and also a cosy snug area. There are patio doors that open into the front garden. On the ground floor there is also a bathroom with a shower, sink and WC.

The staircase leads to the first floor which has three large bedrooms, two of which have ensuite shower rooms. The master bedroom benefits from an additional lounge area with a sofa. On the first floor is also a family bathroom with a bath, sink and WC. There is a large landing area with wonderful views and another solid staircase leads to the attic which is boarded and ready for further development or storage.

The size of the rooms are as follows:

Hallway: (2.192 x 4.370)
Kitchen/diner: (5.479 x 5.992)
Shower room: (1.334 x 5.992)
Lounge: (4.583 x 5.595)
Rear room used as storage: (5.034 x 6.966)
Bedroom 1: (2,813 x 5,978) Bedroom 2: (4,558 x 2,771) ensuite shower room (1,260 x 1,679)
Bedroom 3: (4,372 x 5,628) ensuite shower room (1,701 x 1,312)
Bathroom: (1,689 x 1/965)
Landing (2,346...