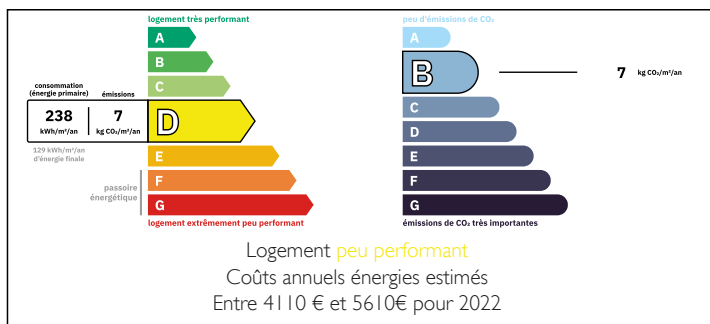


OFFER ACCEPTED Superb five bedroom longère with guest annex, landscaped gardens, workshops and solar power.



ENERGY - DPE



INFORMATION

Town:	Saint-Barnabé
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	203 m2
Plot Size:	5029 m2

IN BRIEF

OFFER ACCEPTED Discover this superbly presented, luminous character longère in beautiful Brittany. The main house has a large entry, lovely kitchen and dining area with pellet burner, living room with exposed beams and wood burning stove, three bedrooms, a WC, shower room and laundry room. The attached annex has a further two bedrooms (one a suite with attached bathroom) and a further room.

Other additions include a large hangar, two workshops, an art studio with pellet burner, summer kitchen and covered terrace. Solar panels give low energy costs and have offsite storage.

The property is set in stunning private landscaped gardens with lawns, flower borders, fruit trees, a vegetable garden and a beautiful open relaxation area next to a fish pond.

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.



LOCAL TAXES

Taxe foncière: 1445 EUR

NOTES

DESCRIPTION

OFFER ACCEPTED This grand stone longère situated in the calm of the countryside near the regional town of Loudéac in Cotes d'Armor is beautifully presented, full of natural light and could be your new dream home.

The main house has a large entry with a wide staircase and a beamed ceiling above. On the left is a large country kitchen with views over the garden and an open dining area with a pellet burning stove. Beyond this is a boot room/changing area with worktops and a sink (complete with a separate door to the front facade) and another room (housed within the large metal hangar) that is currently used as kennel. There is another door to allow direct access to the large metal hangar which is large enough for numerous cars, caravans, or camping cars. Back in the house and behind the kitchen is a nicely presented utility room and a downstairs WC with hand basin.

On the other side of the main entry is a large living room with exposed stone walls, substantial exposed wood beams and an impressive stone fireplace with a wood burning stove. This is a wonderful place to sit and relax, cool in the summer, lovely and warm in the winter and has views over the stunning front gardens. This room also has doors to the front and back of the property and also a connecting door through to the adjoining guest annex.

Upstairs in this part of the house is a...