

Granite villa with 3/4 bedrooms & beautiful garden in walking distance of all amenities in medieval Pontrioux

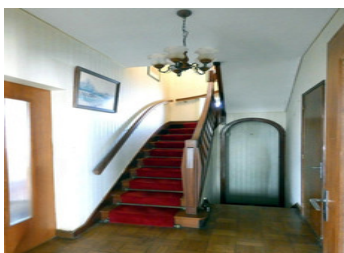


INFORMATION

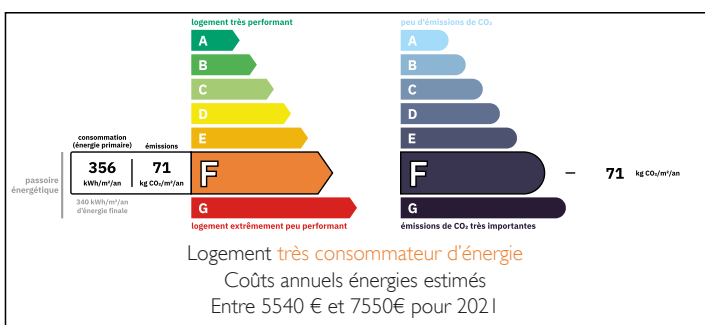
Town:	Pontrioux
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	920 m2

IN BRIEF

Set in pretty gardens on a quiet street close to the centre of the charming medieval town of Pontrioux, this traditional granite villa offers generous accommodation over two floors with a full basement and has great potential with some updating to preview. Entered via a granite staircase, the elevated ground floor opens into a wide hall leading to a full-length living/dining room with south-facing balcony, a south-facing reception room (bedroom or office) and a spacious kitchen, with larder and garden access, and separate WC. An elegant carved wood staircase leads upstairs to a wide landing with storage cupboards, three large bedrooms, bathroom and separate WC. The basement includes a utility area, workshop, storage, games room and garage, offering scope for further development. The property sits within private, enclosed gardens with separate garage with mezzanine floor....



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

Granite villa 140 m² with oil-fired central heating, wood-burning fireplace, single / secondary double glazing and mains drainage, comprising :

GROUND FLOOR :

- Entrance hall 6.7m² with carved wood staircase
- Living / dining room 40m² with dividing doors and south-facing balcony
- Bedroom / office 18.5m² south-facing
- Kitchen 12.4m² with separate pantry and doors to the rear garden
- WC

FIRST FLOOR :

- Landing 8.5m² with storage cupboards
- Bedroom 1 - 9m²
- Bedroom 2 - 14.5m² with dressing room
- Bedrooms 3 - 13.7m² with dressing room
- Salle de bains & WC

BASEMENT :

- Games room 17m²
- Utility room 16.6m²
- Workshop 17.8m²
- Cave 20m²
- Garage 19.75m²

EXTERIOR :

- Enclosed gardens with orchard
- Separate garage with mezzanine

LOCAL TAXES

Taxe foncière: 1626 EUR

NOTES

Pontrieux town centre with shops, bars, restaurants & weekly market (Monday morning) - 350 metres
Nearest beach : Plage Bonaparte at Plouha - 22km
Rail link : Gare de Pontrieux - 1.5km / Pontrieux Halte - 500 metres

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>