LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43787GCA22 Price: 419 000 EUR

agency fees to be paid by the seller

Character 17th-Century manoir with two gîtes in an idyllic countryside setting, on a plot of 19563 m2.







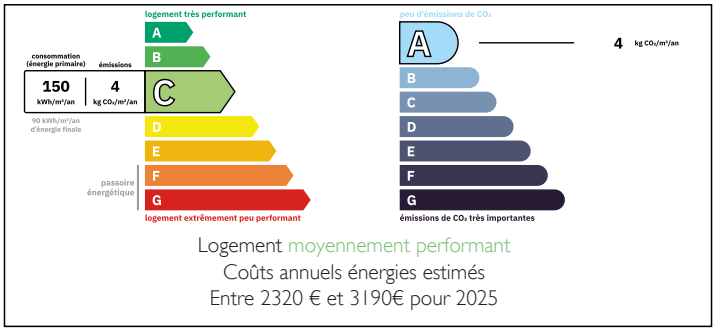








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2320 € et 3190€ pour 2025

INFORMATION

Town:	Duault
Department:	Côtes-d'Armor
Bed:	6
Bath:	5
Floor:	336 m2
Plot Size:	19563 m2

IN BRIEF

This 17th-century stone manoir is set in a peaceful hamlet and enjoys stunning views over the surrounding countryside. This character property has been updated to retain the full character and original features.

The property also benefits from two successful gîtes; one attached to the manoir and the other situated within the grounds.

A key feature of the main property is its central turret with a stone staircase. On the ground floor there is an entrance hall with storage cupboard, a kitchen (41 m²) with fitted units and space for dining, a lounge (41 m²) with a log burner, a utility room (12 m²) and a bathroom with WC (7 m²).

The first floor accommodation comprises a second lounge (40 m²), the master bedroom (27 m²) with ensuite shower room and WC (2.8 m²), a second

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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:	**1853 EUR**

NOTES

DESCRIPTION

On the second floor there is a mezzanine (14.5 m²), which overlooks the second lounge, an office (8 m²) and a third bedroom (13.5 m²) with ensuite shower room and WC (3 m²).

The first gîte, which is attached to the manoir, offers a living room with corner kitchen (36 m²) and a shower room with WC (3.6 m²) on the ground floor. On the first floor there are two bedrooms (9 m² and 11 m²), a separate WC and an office (6.2 m²).

The second gîte comprises a lounge (17 m²) with log burner and corner kitchen, and a shower room with WC on the ground floor, with a bedroom (10.5 m²) on the first floor.

Two heat pumps provide the heating for the manoir and the first gite, with the second gite heated by a log burner and electric heating.

Outside there is a driveway which leads to gravelled parking for several cars in front of the manoir. There are also two terraces (100 m² and 20 m²), a garage (24 m²), well, wood store and outbuilding (50 m²).

All sitting on a plot of 19 563 m².

Located close to the village of Dualt where there is a restaurant/bar, the property is a short drive from the larger towns of Callac (10 minutes) and Carhaix (20 minutes).

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