LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44196JAM22 Price: 140 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (129 500 EUR without fees)

Bright, sunny family home with four bedrooms and three bathrooms.















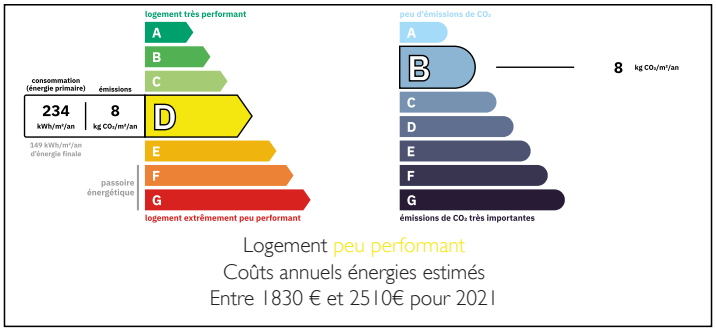
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	102 m2
Plot Size:	518 m2

IN BRIEF

This is a true bargain! Four bedroom home in peaceful location within walking distance to a bar/shop in the local village. Situated in Central Brittany this house is surrounded by fields, with a few neighbours so it is peaceful but not isolated.
50 miles or an hours drive to the port of St Malo or the airport at Rennes. The beaches of Northern Brittany are also less than an hours drive; all you might need within easy reach.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1830 € et 2510€ 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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DESCRIPTION

This semi-detached property is situated on a quiet no through road that leads to a couple of neighbour's houses. The front door of the property opens on to the first floor of the property. On this floor is a family bathroom, separate WC and two bedrooms. Downstairs there is an open plan kitchen, dining area and lounge with a wood burner. Parking is next to the house and the vendors tend to use the rear entrance. Triple glass patio doors flood the ground floor with light making it a very bright and sunny area. An ideal place to have family meals or just sit and listen to the sounds of the birds in the trees. Also on this floor is a useful laundry room which houses the hot water tank.

On the third floor there are two further bedrooms both with modern en suite shower rooms.

Outside there is a manageable garden laid to lawn where you can sit and listen to the sound of the stream which runs past the end of the garden.

Measurements:
Kitchen: 2.119 x 3.62m2
Dining room: 2.883 x 3.664m2
Lounge: 3.464 x 3.974m2
Utility: 1.865 x 2.408m2

1st floor:
WC: 0.784 x 1.874m2
Bathroom: 3.297 x 2.852m2
Bedroom 1: 3.488 x 2.884m2
Bedroom 2: 4.161 x 2.605m2

2nd floor:
Bedroom 3: 3.775 x 3.269m2
ensuite: 1.860 x 1.892m2

Bedroom 4: 3.695 x 4.031m2
ensuite: 3.875 x 1.016m2

There are solid wood floors throughout the property, electric radiators a linky meter and fibre

NOTES