LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44438JAM22 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Stone, two bedroom property garage and workshop















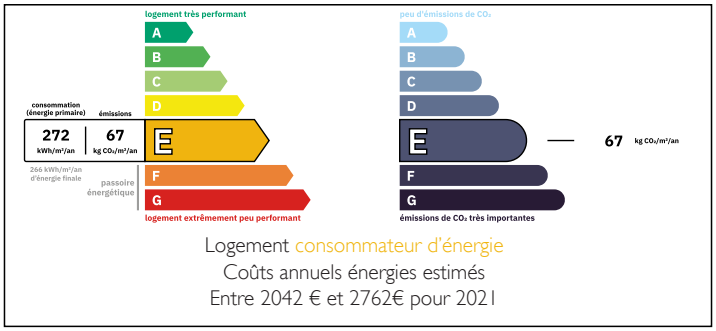
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	503 m2

IN BRIEF

This pretty stone cottage is tucked away in a small hamlet near to St Gilles Du Mene, in Central Brittany (22). The only noise you will hear here is that of the birds and the stream at the bottom of the garden. Avoiding any roads, there is a pathway, through the trees and over a small stream leading to a new bar and small shop that has been opened in the village.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2042 € et 2762€ 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.

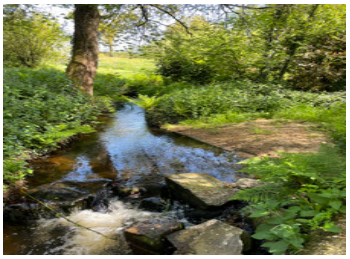
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NOTES

DESCRIPTION

The property is on a quiet road which only leads to a neighbour and a farm further down the track. It is attached to neighbours either side and has a lovely paved courtyard in front of the main door.

As you enter the property there is a hallway with the kitchen to the left that has a woodburner and the current vendors use this as their sitting room too. To the left of the front door is an additional room that is their dining room but could be a bedroom or a separate lounge area. Both rooms have double glazed windows and are bright, sunny rooms, bathed in sunshine.

To the rear of the hallway is a storage room and a WC. Under the stairs there is additional storage too. Upstairs there are two bright bedrooms, a shower room and a large storage cupboard/room.

Next door to the house is a workshop and a log store. Accessed from the road is a garage with electric up and over door. This is big enough for a car but is also where the boiler is for the oil central heating.

The property is well insulated and has internal volets on the windows to shield the rooms from the bright sun. All the windows are double glazed. The fosse conforms to current standards. New roof in 2022.

Leading from the house is a small path to the garden with apple, pear and...