

Detached 3 bedroom house with stunning views. DPE C

EXCLUSIVE



INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	2071 m2

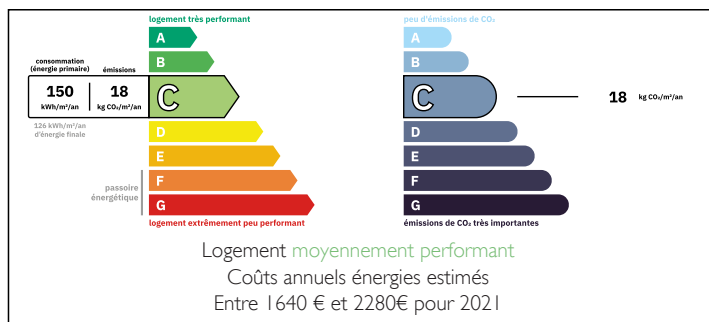


IN BRIEF

Situated just outside the village of St Vran this property is flooded with natural light with views across open fields. An energy efficient house with a good electrics diagnostic report, stating all are to required standards.

St Vran is a vibrant village with a bar tabac, a popular restaurant and a fabulous bakery. Ideally located in central Brittany, it is less than an hours drive to the port of St Malo or to the airport in Rennes. The rugged Northern Brittany beaches are easily accessible too. Merdrignac is the nearest larger town which has two supermarkets, a pharmacy, various bars and restaurants plus shops.

ENERGY - DPE



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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.



DESCRIPTION

The property is on a quiet lane that leads only to the sole neighbour. The property is not overlooked and the beautiful sun room has great views across fields.

The detached house is fully double glazed and you enter the property via the front door leading directly into the large open plan kitchen, diner and lounge. The lounge has a cosy wood burner and is brightly lit by natural light. At the other end of the room is the simple, modern kitchen. A door leads to the sun room which has double glazed doors leading out to a patio/barbecue area.

Stairs lead from the lounge to the first floor. There is a bright, sunny bathroom with bath, sink and WC. There are three bedrooms and the main bedroom is huge with fitted storage too.

Dimensions:

Lounge/Kitchen/Diner: 60.4m²

Sun Room: 15.6m²

Bathroom: 6.4m²

Bed 1: 10.6m²

Bed 2: 9m²

Bed 3: 23.4m²

Utility (in outbuilding) 7.5m²

Garage: 20m²

Wood store

There is a large, gravelled parking area at the house plus a garage and small outbuilding which has a sink, water and electric plus a tiled floor.

There is a nice size garden plus a great terrace/barbecue area with great views, the perfect spot for that glass of wine or a cup of tea at the end of a warm Breton day.

The property has gas central heating with a buried gas tank and a fosse which is expected to conform

LOCAL TAXES

Taxe foncière: **862 EUR**

NOTES