LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45537GCA22 Price: 210 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (195 000 EUR without fees)

Charming 4-bedroom country home with 4,850m grounds, outbuildings and beautiful views







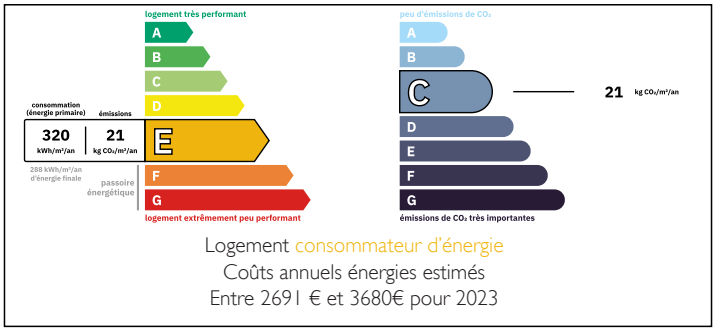








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2691 € et 3680€ pour 2023

INFORMATION

Town:	Lanfains
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	4850 m2

IN BRIEF

This charming four-bedroom property is full of character and enjoys a peaceful setting in a quiet hamlet, with beautiful countryside views, no overlooking neighbours, and just a short drive from the village of Lanfains.

Offering spacious accommodation over two floors, the property is set within beautiful grounds of 4850m2 featuring a pond, mature shrubs, and established trees. Several outbuildings provide excellent storage space as well as potential for further development.

The ground floor comprises a spacious traditional farmhouse kitchen with ample room for dining, leading through to a cosy lounge with a wood-burner. There is also a ground-floor bedroom, a shower room, and a practical laundry/boot room. The bedroom connects directly to a substantial two-storey outbuilding, which could be renovated to

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**559 EUR**
Taxe habitation:	**573 EUR**

NOTES

DESCRIPTION

Upstairs, there are three further bedrooms, as well as a family bathroom. The master bedroom benefits from an en-suite bathroom and dressing room, The generous first-floor landing area provides an ideal space for a home office.

To the front of the house, a terrace offers delightful views over the gardens. The property also benefits from a large barn, a garage, and a small wood store.

The nearby village of Lanfains has a grocery store and café, whilst the historic market town of Quintin with supermarkets, shops, bars and restaurants is only a ten minute-drive away.

DETAILS – GROUND FLOOR

• Kitchen (6.04m x 5.70m) with windows over front and side gardens, tiled and wooden flooring, integrated electric oven and induction hob. Wooden staircase to first floor.

• Lounge (3.91m x 6.00m) with wooden flooring, log burner, and window over garden

• Bedroom 1 (3.16m x 6.09m) with wooden flooring and window over garden

• Bathroom (1.60m x 1.61m) with tiled floor, shower and Velux window

• Laundry/Boot Room (5.10m x 2.47m) with storage, plumbing for washing machine, sink, window and door to garden.

DETAILS – FIRST FLOOR

• Landing (6.13m x 2.60m) with windows and carpet

• Bedroom 2 (3.67m x 5.36m) with wooden floor, exposed stone wall, beams, large windows with Juliet balcony and a Velux Window. Ensuite bathroom (1.88m x 3.08m) with tiled floor, bath with shower, bidet, washbasin, beams and Velux window. Dressing room (2.28m x 1.86m) with wooden flooring

• Bedroom 3 (3.93m x 3.15m) with dressing area, carpet and Velux window

• Bedroom 4 (3.49m x 3.73m) with carpet,...