

Sorry, offer accepted. Stone two bedroom cottage with bags of character in stunning country location



INFORMATION

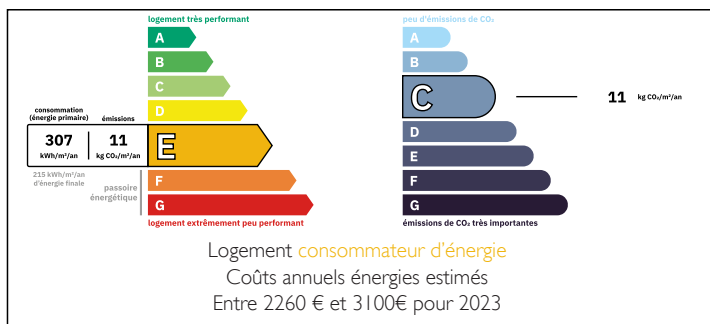
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	111 m2
Plot Size:	1594 m2



IN BRIEF

Don't miss out on this great two bedroom, stone cottage that just oozes character. Situated a five minute drive from the large village of Plessala in Le Mene which has a supermarket, bar and the best bakery in the area! It is in a small, friendly hamlet so you have the feeling of being in the middle of the country but not the isolation. In Central Brittany it is the perfect spot for exploring. There are glorious walks across fields from your front door or in just over an hour by car you can visit the amazing Dinard by the coast, the vibrant city of Rennes or the numerous rugged beaches of the Northern coast.

ENERGY - DPE



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.



DESCRIPTION

In a small hamlet, there is a quiet road which leads to the house. A gravel driveway provides off road, safe parking. A beautiful, wooden front door opens to the ground floor. With efficient wood burners at either end of this room there is a lounge on one side and the fitted kitchen at the other end. Access to the garden is through patio doors from the lounge allowing the beautiful scent of the flowers to flow in to the house.

On the first floor there is a wide landing, perfect to have as a little library or office area. The wood floors and vaulted ceiling make the landing a really usable area. Off here there is a large bathroom with a bath tub and separate shower cubicle plus WC. The main bedroom also has a vaulted ceiling and is a large, light filled room. The second bedroom is also a good size and has fitted wardrobe/cupboards.

An added advantage of this house is that it is being sold furnished so you just have to turn up with your suitcase and move in.

Measurements:

Lounge: 38.6m²

Kitchen: 27m²

Please note the lounge and kitchen are open planned but measurements given separately in total 65.6m²

Bedroom 1: 20.6m²

Bedroom 2: 10.3m²

Bathroom: 6.5m²

Landing: 8m²

Outbuilding/workshop/garage: 39.2m²

To book a viewing or for more information and photos contact me today!

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: **398 EUR**

NOTES