

16th and 17th-century character house with stone tower, 4 bedrooms, large outbuilding and 4,769 m² park

EXCLUSIVE



INFORMATION

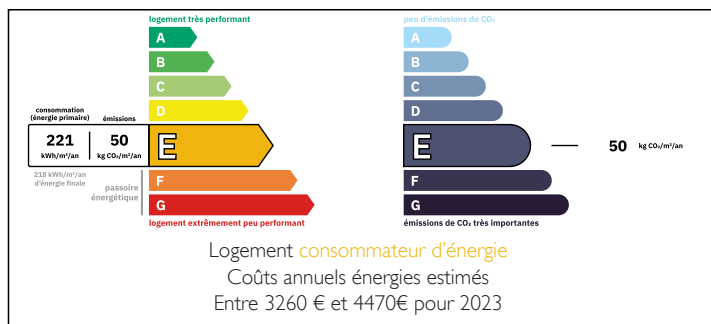
Town:	Maël-Carhaix
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	148 m ²
Plot Size:	4769 m ²

IN BRIEF

Set in the commune of Maël-Carhaix, this old house built of sandstone and schist looks like a small manor house and dates from the 16th and 17th centuries. It is recorded in Brittany's General Inventory of Cultural Heritage. The south-facing stone façade has an arched doorway, and the tower on the north side holds a stone spiral staircase. The house offers about 148 m² of living space, including a large 56 m² living and dining room, a separate kitchen, four bedrooms and two shower rooms. A stone outbuilding of about 152 m², divided into four sections, and 4,769 m² of grounds with mature trees complete the property. It will appeal to buyers who love old houses and want to update one while keeping its authentic character.



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

A little history

The ouse stands in a small hamlet in the countryside around Maël-Carhaix. Brittany's regional Inventory service studied it: the survey was carried out in 1964 and the record was written up in 1975. According to this record, the house was mainly built in the 16th and 17th centuries.

The walls are built of sandstone and schist. The house has one upper floor under a pitched slate roof, and its façade is arranged in regular bays. The arched doorway on the south side and the tower on the north side both appear in the survey photographs. They are typical features of the finer rural houses of the period.

Buyers who would like to know more about the history of the house can be shown the Inventory record.

The house

The stone south façade, with its dormer windows, dressed-stone surrounds and arched doorway, makes a strong first impression. In front of the house, a paved courtyard terrace offers a pleasant, sunny place to sit.

On the ground floor, the separate kitchen (15.86 m²) opens into a utility room (6.33 m²) with a sink and plumbing for laundry appliances. The utility room leads to the boiler room (2.64 m²). The central heating is oil-fired, with a recently serviced boiler and an underground oil tank in the garden.

The kitchen also opens onto a lobby (3.30 m²) with a sink, and then a shower room (3.32 m²) with a shower and WC.

The living and dining room (56.24 m²) is the main room...

LOCAL TAXES

Taxe foncière: 913 EUR

Taxe habitation: 978 EUR

NOTES