LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47294JAM22 Price: 198 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (183 704 EUR without fees)

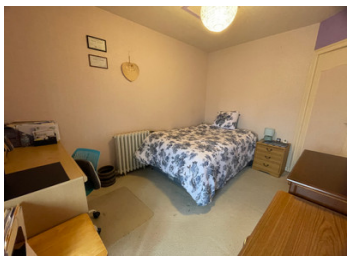
**Stone, detached 3/4 bed house in village very close to thriving town of Lamballe.**







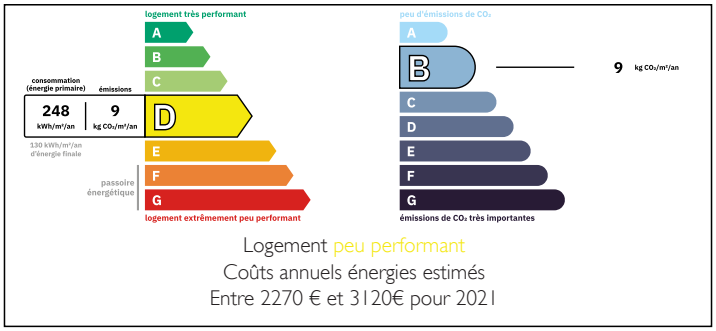






## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2270 € et 3120€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | La Malhoure |
| Department: | Côtes-d'Armor |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 100 m2 |
| Plot Size: | 1055 m2 |

## IN BRIEF

Rare to the market – Beautiful stone home in the heart of Malhoure!
Packed with character and history, this detached pre1900 stone property once served as a stagecoach inn and now offers charming, spacious living just 10 minutes from vibrant Lamballe with its famous Thursday market, great restaurants and thriving town centre.

Inside, you'll find a large lounge/dining area, a separate but adjoining kitchen, plus a downstairs bathroom and WC. Upstairs are three bedrooms, a WC, and an additional room perfect as a fourth bedroom, office or hobby space.

Outside, the gated driveway leads to an adjoining garage, and the garden — laid to lawn — features fruit trees, a pretty summer house with electricity, and even an outdoor sink fed by a well. The property benefits from mains drainage and fibre

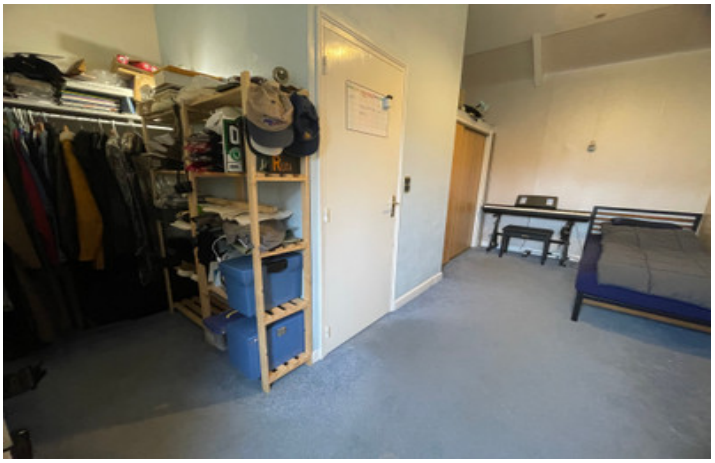
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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 gated driveway provides space for numerous cars to park. The front door opens into the main lounge/dining area. A cozy room with windows overlooking the garden. In the lounge there is an insert woodburner but the vendors have not used this and it is not expected to conform. The kitchen is next to the dining area, down a couple of steps. Off the kitchen is the bathroom with bath and overhead shower, there is a separate WC. The original radiators are still in the house but the oil boiler and tank have been removed making it possible to link them with a heat source pump if desired. The current vendors use electric radiators.

Stairs lead off from the dining area to three bedrooms. There is an additional room which is currently being used for storage but could be finished off to make a fourth bedroom. There is a WC on this floor.

Measurements of rooms:

Kitchen: 3.7 x 3.4m2
Bathroom: 2.7 x 1.8m2
WC: 0.8 x 1.1 m2
Lounge/dining area: 6.6 x 5m2

Bedroom 1: 2.106 x 5.051m2
Bedroom 2: 2.562 x 3.796m2
Bedroom 3: 3.234 x 3m2

potential bedroom 4: 5.24 x 3.13m2

Garage: 5.182 x 3.549m2

Summer house: 4.832 x 3m2

All measurements are approximate.
Contact me for a viewing and additional photos today.

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Information about risks to which this property is exposed is available on the Géorisques website :