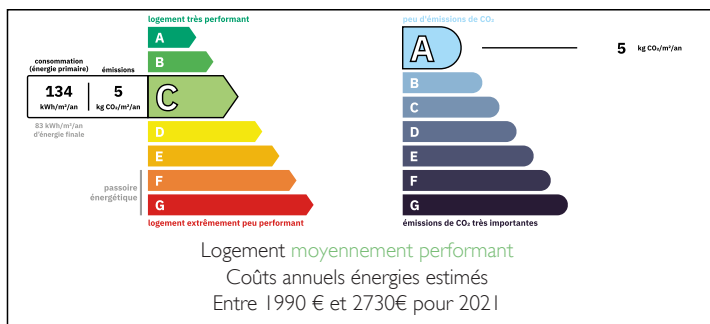


RENOVATED CHARACTER HOUSE – 11 ROOMS – 5 BEDROOMS – SOUTH-FACING – 13,000 M ENCLOSED GROUNDS

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	13010 m ²

IN BRIEF

You will fall in love with this 1957 character house, fully renovated with quality materials and ready to move into. South-facing and completely overlooked, it enjoys exceptional natural light throughout the day.

Set on 13,000 m² of enclosed grounds, it combines great everyday comfort, energy efficiency, water self-sufficiency and a genuine kitchen garden. A rare opportunity in central Brittany.

INSIDE

- 35 m² open-plan living room and kitchen, with 2.60 m ceilings giving a generous sense of space
- Brand-new, never-used kitchen with built-in appliances included
- 5 bedrooms with built-in wardrobes, two of them 17 m²
- 2 shower rooms, 2 WCs

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.



LOCAL TAXES

Taxe foncière: 660 EUR

NOTES

DESCRIPTION

RENOVATION AND ENERGY

Electrics rewired to current standards, PVC double glazing on all windows and doors, reinforced safety-glass front door, full wall and loft insulation, fibre-optic broadband.

The energy rating of C (DPE) is remarkable for a 1957 building: no energy-efficiency work is needed. Heating is provided by a high-end Jøtul F600 wood-burning stove (16 kW, double combustion) in the living room. Thanks to the insulation, a single fire in the evening keeps the house at 22–23 °C until the following evening. The electric radiators are not needed and heating costs remain minimal.

OUTDOORS

- Over 77 m² of south-facing tiled terraces: 39 m², 29 m² and an 8.50 m² entrance balcony upstairs
- Covered area beneath the balcony, set up as a garden lounge with a built-in planter
- Wide central concrete driveway, lit along its entire length and lined with rendered low walls
- New tiled entrance steps, trimmed hedges, ornamental planting
- Gate and video surveillance

13,000 M² OF ENCLOSED LAND IN A SINGLE PLOT

- Private borehole (2020) supplying an underground irrigation network, with water points across the whole plot
- Underground rainwater drainage
- Vegetable garden and two greenhouses of 32 m² and 100 m² connected to the borehole, for year round harvests
- 30 m² covered woodshed
- 60 trellised grapevines (table grapes)
- Exceptional orchard: apple, pear, nashi (Asian pear), quince, cherry, fig, kiwi, kiwiberry, chestnut, walnut, hazelnut, persimmon, medlar, mulberry, strawberry tree, mandarin, pecan, Sichuan and Tasmanian pepper, lime (linden), tea plant...

The wooded park brings together a varied and