

OFFER ACCEPTED Spacious detached four bedroom stone longère with garage, workshop, and land - near Loudéac.



INFORMATION

Town:	La Motte
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	149 m2
Plot Size:	2461 m2

IN BRIEF

OFFER ACCEPTED This lovely four bedroom detached stone longère is just two minutes from the centre of the village of La Motte and less than ten minutes from the large town of Loudéac with all its amenities. Largely renovated and very well presented, this a a superb family home.

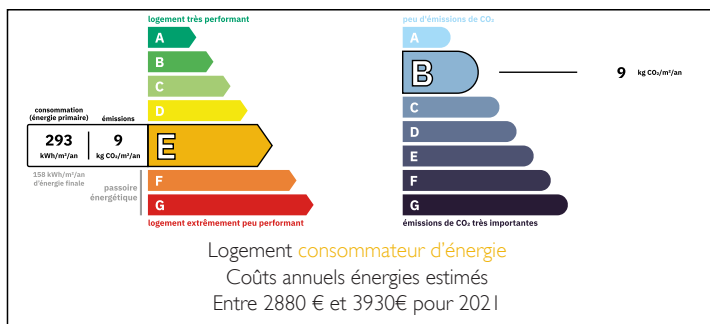
On the ground floor - entrance hallway with ground floor bedroom (billiards room) and lounge with wood-burner, rear hallway with utility area/WC, opening onto a large and recently renovated open plan kitchen and dining room.

The first floor has a large mezzanine landing with three bedrooms, each with en-suite shower rooms and one with a dressing room.

Off-road parking, adjoining workshop, large garage and garden area to the front of the property, to the rear, large lawned garden with terrace and a



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

OFFER ACCEPTED The house benefits from double glazing almost entirely throughout (a few small windows in the kitchen remain single glazed), a wood-burner in the living room and electric heating. The current owners have significantly renovated the kitchen to create a large family space with a cosy yet contemporary style. From here there is direct access to the large rear garden, terrace and the beautiful views beyond. It has two entrances, one each side, one into the main hallway, the other directly into the big kitchen/family room.

Upstairs are three generous bedrooms, each with shower/WC facilities. Some of the original hand cut floorboards are still present adding to the authentic charm of this country home.

Outside is a large garage/atelier, a second workshop, and a woodshed.

The house is situated just 1.7km from the village of La Motte, which has a boulangerie, small grocery store, hairdressers and a couple of bars.

The large town of Loudéac is approximately 8km away, with facilities including: four large supermarkets, shops, restaurants, bars, and the beautiful park (Aquarev) can be reached in 15 minutes.

There is easy access to the main roads traversing Brittany (Saint-Brieuc is less than forty minutes). The beautiful Lac de Guerlédan is around twenty five minutes away, Rennes can be reached within an hour.

Ready to move into, this could be your new dream home.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>