

## Detached 3 bedroom house with 3 bedroom gite



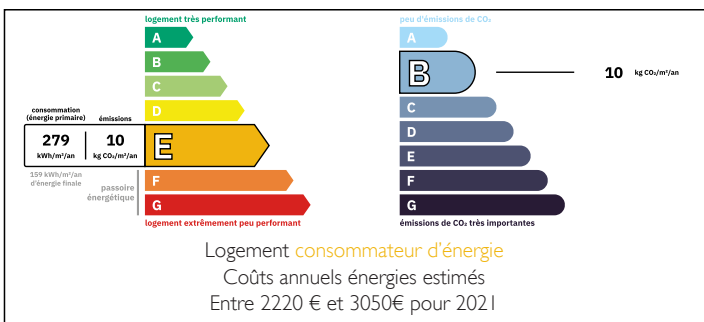
## INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	6
Bath:	4
Floor:	165 m <sup>2</sup>
Plot Size:	5800 m <sup>2</sup>

## IN BRIEF

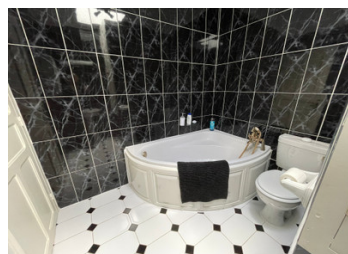
If you've dreamed of living in France earning an income from a gite, this could be the property for you! Situated in a quiet hamlet near to a vibrant village with shop and thriving bar. There is an annual jazz festival plus various other events through the year.

## 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

The main property is entered via the kitchen. There is a modern door within the old stone archway. The kitchen is modern with space for a large kitchen table and the added bonus of under floor heating (3.19 x 5.62). At the rear is a door to the laundry area (1.95 x 2.338) which leads to the garage plus a downstairs toilet (1.22 x 1.27)

The lounge has a lovely front window with an effective wood burner and under floor heating (5.62 x 5.06) Stairs in the lounge lead to upstairs.

Bedroom 1 (3.42 x 2.7) with ensuite shower room (1.88 x 1.53)

Bedroom 2 (2.738 x 3.87)

Bedroom 3 (3.42 x 2.69)

Bathroom with freestanding bath, toilet and sink (1.8 x 2.34)

## LOCAL TAXES

Taxe foncière: **730 EUR**

Attached house or gite

Small patio in front of the house, front door leads into a hallway with open plan kitchen (3 x 3) and lounge (3 x 3)

Shower room and toilet (1.8 x 1.5)

Stairs up to 3 bedrooms

Bedroom 1 (3.4 x 2.9)

Bedroom 2 (2.9 x 3.5)

Bedroom 3 (3.4 x 3.5)

Bathroom with toilet, bath and sink (2.28 x 2.39)

## NOTES

Outside there are two outbuildings and a large, open hangar. There is a large vegetable plot, a chicken coup, woodland and a stream. There is a decking area, a pond and an above ground swimming pool.

It really is an idyllic spot and I'm sure it will sell quickly.

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