

Reduced. Detached 3 bedroom house with stunning views! Needs work!

EXCLUSIVE



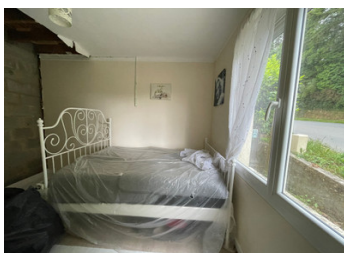
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	518 m2

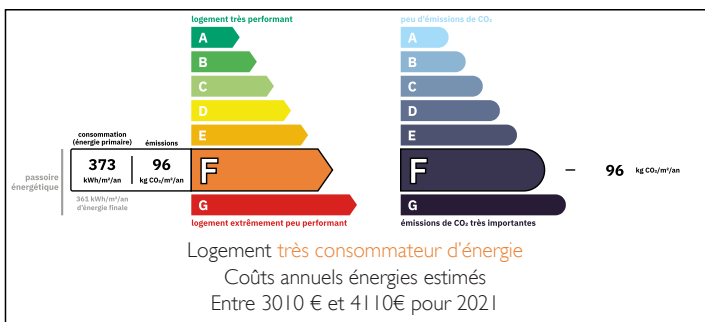
IN BRIEF

Detached property, needing work, with a superb terrace and views across the gorgeous countryside. The property has been drastically reduced as it needs work. Issues with damp and dry rot but is now a bargain! The perfect place to sit and relax in the Brittany sunshine.

Situated on the edge of a hamlet, a short drive from the town of Ploemeur which has a supermarket, bakers, bars and restaurants.

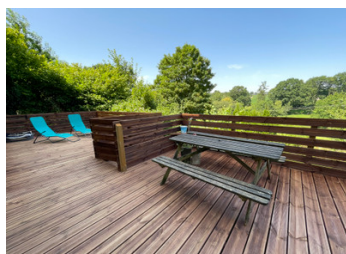


ENERGY - DPE



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 foncière: 309 EUR

NOTES

DESCRIPTION

As you enter the property through the double glazed front door there is a bright hallway. To the left is bedroom 1 (3.493 x 2.631) plus wardrobe area. On this level there is the bathroom with WC. The bath has been removed to treat the dry rot. On this floor there is also Bedroom 2 (2.946 x 2.982). There is a spiral staircase leading up to the first floor bedroom 3 (3.449 x 1.860) and an additional room which has been used as a child's bedroom but is accessed via a small door (1.313 x 5.357) and is currently used for storage.

Back down the spiral staircase on the ground floor is the kitchen (3.056 x 3.701) with a back door to the terrace area.

The lounge, which has been stripped back to treat the dry rot, is also on this level (2.549 x 5.010)

The property has a new wifi controlled gas boiler and is on mains drains.

Outside there is a beautiful, wooden terrace across the length of the house with stepped access either side of the house via a gate. Down a few steps from the terrace is an additional area of garden laid to lawn. It is a manageable garden so you can spend your time relaxing on the terrace as opposed to having to work non stop maintaining the garden.

The property has had a leaking drain which has caused damp and other issues, it is...