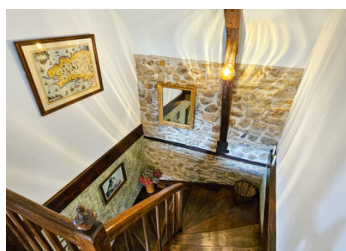


**OFFER ACCEPTED** Beautiful stone character property in a quiet hamlet, with garden and cellar. Close to Loudéac.



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | La Motte      |
| Department: | Côtes-d'Armor |
| Bed:        | 2             |
| Bath:       | 1             |
| Floor:      | 76.03 m2      |
| Plot Size:  | 811 m2        |



## IN BRIEF

**OFFER ACCEPTED** Discover this beautifully presented character stone property, situated in a quiet hamlet - close to the popular town of Loudéac.

Full of authentic charm, this unique and surprisingly large house boasts a lovely entrance, large living room with exposed beams and open fire. A light and bright kitchen and a downstairs shower room and WC complete the ground floor.

Walking up an original, wide and hand-built solid wood staircase you come to a landing with window over the front garden. There are two good sized bedrooms with exposed beams and cathedral ceilings, a WC with sink, and an attic room currently used for storage, but could be transformed into additional living space.

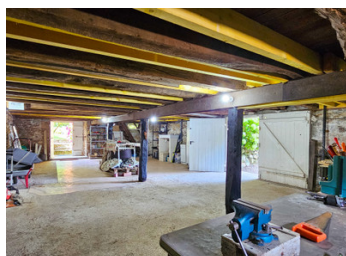
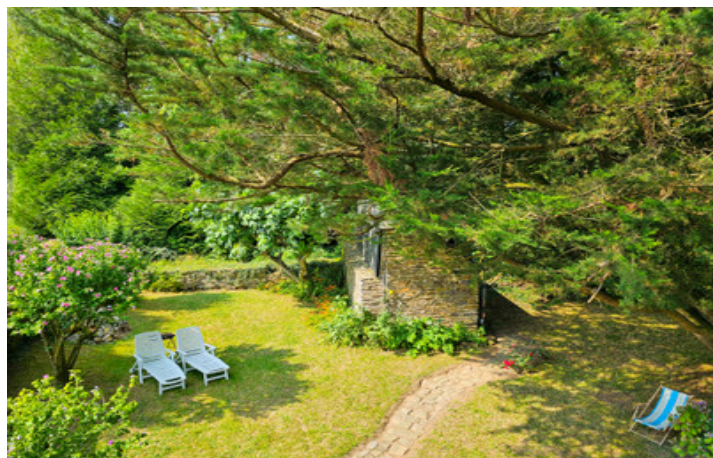
## ENERGY - DPE

DPE not required.

Under the house is a great surprise, a large usable

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

OFFER ACCEPTED This beautiful house has been well loved as a second home. The heating is currently by the open fire in the living room, you may wish to install a wood burning stove and some additional electric heating in the bedrooms. The doors and windows are wood single glazed and in very good condition.

Ideally situated in the calm of the countryside, but just three minutes from La Motte, ten minutes from Loudéac, thirty minutes from Saint-Brieuc and one hour from Rennes.

The majority of the furniture can be included, ideal if you are buying your first home or a foot on the ground in beautiful Brittany.

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

## LOCAL TAXES

Taxe foncière: 638 EUR

Taxe habitation: EUR

## NOTES