

Stunning detached character property with almost 6000m2 of land – beautifully renovated throughout.

EXCLUSIVE



INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	5999 m2

IN BRIEF

This property has been very tastefully renovated with original features retained throughout. The south-facing gardens offer unspoiled countryside views.

On the ground floor are a beautiful equipped kitchen with chimney and insert, spacious lounge with feature stone wall, a bedroom, shower room, office and WC. The lounge has doors opening onto a terrace which overlooks the south-facing garden.

Three further bedrooms, a bathroom and a large attic room for storage, are on the first floor.

Externally are sweeping gardens, with a large pond, a well, vegetable garden, a double garage, a veranda with views over the garden, a wood store, a large polytunnel and potting shed/greenhouse.

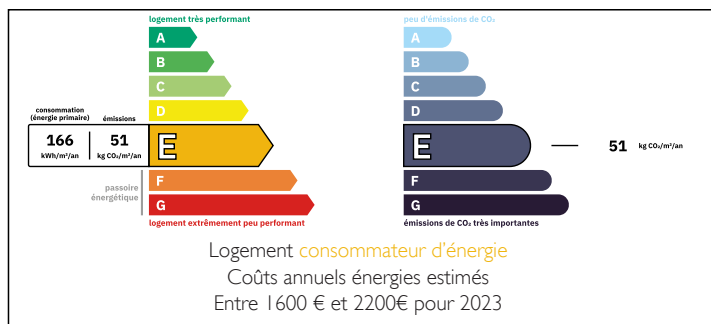
There are three outbuildings, including the laundry

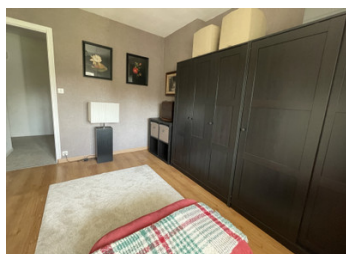
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

DETAILS

Ground Floor

Lounge with exposed stone wall and feature staircase to first floor. Carpeted flooring, windows to front and double doors opening onto the terrace to the rear. Beams, and 2 x radiators (28.63m²)

Kitchen with fitted cupboards, integrated appliances (dishwasher, electric oven, induction hob), chimney with insert, stone archway leading to the lounge, windows to front and rear and door to garden (25.64m²)

Bathroom with shower, WC, washbasin, towel radiator, partially exposed stone wall, and windows (5.97m²)

Office currently used as a pantry with wood laminate flooring, storage and large window. (8.95m²)

Bedroom 1 with a large window with views of the garden, wooden flooring and a radiator (13.62m²).

First Floor

Bedroom 2 with a window over the garden, wooden flooring, radiator and beams (12.51m²).

Bedroom 3 with a window over the garden, wooden flooring, radiator and beams (12.45m²)

Bedroom 4 which is currently used as a dressing room, with a window over the garden, wooden flooring, radiator and beams (10.12m²)

Bathroom with corner shower unit, wash basin, WC and wooden flooring (4.81m²)

Attic room (37.04m²)

LOCAL TAXES

Taxe foncière: **681 EUR**

Taxe habitation: **EUR**

NOTES