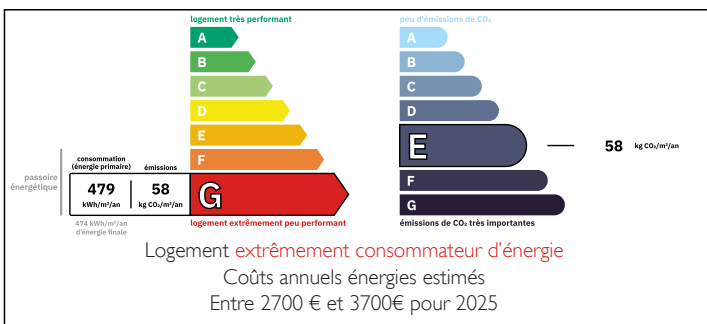


Beautifully presented two-bedroom stone property, with separate cottage, outbuildings, garden. A must-view!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	943 m2

IN BRIEF

Nestled in a peaceful hamlet, these charming properties are arranged around a central grassed courtyard. Both homes have been renovated to retain their original character throughout. In addition to the main house, the detached one-bedroom cottage offers excellent potential for guest accommodation, or to generate rental income.

On the ground floor of the main house is a large modern kitchen, with a log burner, and with space for dining. There are plenty of storage cupboards, and appliances including a Rangemaster cooker with extractor fan, wine fridge, dishwasher, microwave and large fridge freezer. The pretty lounge also has a log burner and double-glazed doors, which lead to a covered terrace to the rear, with seating, and a BBQ and food preparation area. A separate utility room and a WC complete the ground floor.

On the first floor are two double bedrooms...

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 one-bedroom cottage provides additional accommodation, and has a fitted kitchen, lounge with open fireplace and a shower room on the ground floor. The bedroom is on the first floor.

A workshop over two levels, can also be found in the courtyard, as well as an open wood shed. There is also a further building which has been converted to create an indoor spa, with corner bar and seating.

The garden is found to the rear of the main house, and has established trees and plants.

The property is double-glazed, and has gas central heating, in addition to the wood burners.

MAIN HOUSE DETAILS

Ground Floor

- Entrance hallway with stairs to the first floor
- Lounge (4.71m x 5.39m) with wooden flooring, windows to the front, fireplace with log burner, beams, exposed stonework and radiator, Double doors lead to a large covered terrace with BBQ and food preparation area.
- Kitchen (5.36m x 4.45m) with fitted cupboards and drawers, tiled floor, windows to front and rear, Belfast sink, Rangemaster cooker with extractor fan, wine fridge, dishwasher, microwave, fridge freezer, radiator, and log burner.
- Utility (2.94m x 1.77m) with storage, plumbing for washing machine, Velux window, beams and radiator
- WC with wash basin

First Floor

- Bedroom 1 (4.24m x 4.95m) with carpet, exposed stone wall, beams, radiator and window. Ensuite bathroom with shower, WC, washbasin, window and towel radiator
- Bedroom 2 (4.46m x 5.34m) with exposed stone wall, carpet, beams and radiator. Ensuite bathroom with shower,...

LOCAL TAXES

Taxe foncière: 156 EUR

NOTES