

Property comprising two farmhouses and outbuilding near the beaches of Côtes d'Armor



## INFORMATION

Town:	Tréduder
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	214 m <sup>2</sup>
Plot Size:	7833 m <sup>2</sup>

## IN BRIEF

This historic and charming property, located a few kilometres from the beaches of Saint-Michel-en-Grève and Saint-Efflam, comprises four buildings.

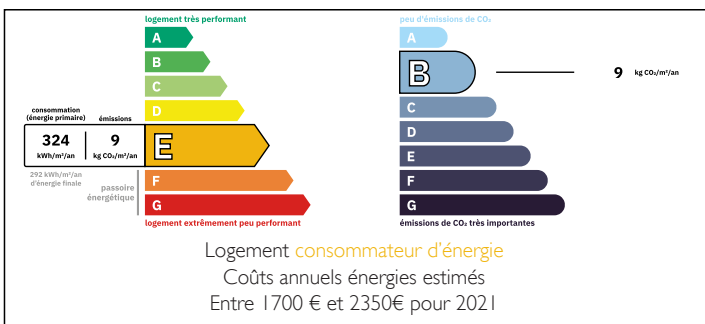
It features two L-shaped farmhouses measuring 96 m<sup>2</sup> and 118 m<sup>2</sup>, dating from the 17th and early 20th centuries, and an 80 m<sup>2</sup> outbuilding in need of renovation, spread over two floors.

Habitable surface area of 214 m<sup>2</sup> on a plot of 7,833 m<sup>2</sup>. For lovers of old stone and traditional timber framing, with slate and English tile roofing.

Quiet countryside, hiking trails and seaside 5 minutes away.

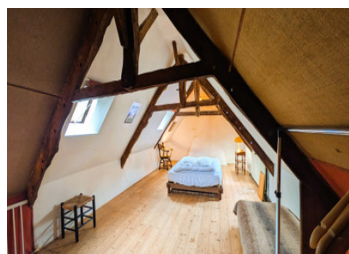
This property is ready to live new stories as you transform it. It was once home to a renowned artist and is still filled with his studio and the aura of his works.

## 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 first farmhouse offers two bedrooms measuring 22 and 26m<sup>2</sup> respectively, a living room with fireplace (excellent draught and insulated hatch), extended by a semi-open kitchen, all measuring 34m<sup>2</sup>, a 25m<sup>2</sup> living room, a laundry area, a bathroom with WC, and a 7m<sup>2</sup> annexe that could be converted. You will appreciate the traditional ochre terracotta tiles. The high-performance pellet stove central heating system with cast iron radiators brings modern comfort to the traditional charm.

The second farmhouse offers a 20m<sup>2</sup> bedroom, a small 7m<sup>2</sup> bedroom or study, a 35m<sup>2</sup> room in the shape of an inverted boat hull, a 30m<sup>2</sup> living room with a 10m<sup>2</sup> semi-open kitchen, a shower room with WC, a laundry room with a new water heater, and a 37m<sup>2</sup> living area, formerly an artists' studio on a concrete slab, lit by a skylight.

The outbuilding, which can be converted into living space, has a roof structure in good condition, English tile roofing, dry earth gables and a remarkable central beam.

An old orchard of approximately 5,000m<sup>2</sup> completes this property.

### Room details

Living room with fireplace, semi-open kitchen, ochre terracotta tiles, 34 m<sup>2</sup>

Laundry room, 2.35 m<sup>2</sup>

Living room, pellet stove, central heating with 5 radiators, ochre terracotta tiles, 25 m<sup>2</sup>

Annexe in the extension, 7 m<sup>2</sup>

Bedroom 1, raised sleeping area, 22 m<sup>2</sup>

Bedroom 2, 26 m<sup>2</sup>

Landing, 1.50 m<sup>2</sup>

Bathroom, bathtub, toilet, 2.50 m<sup>2</sup>

Former workshop, living area, concrete floor, 37 m<sup>2</sup>

Shower room, shower, 4 m<sup>2</sup>

Living room, 30 m<sup>2</sup>

Semi-open kitchen opening onto the living room, 10 m<sup>2</sup>

Toilet, 1 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES