

Bright, light spacious house and garden with views over the countryside. High energy rating.



INFORMATION

Town:	La Motte
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	173 m ²
Plot Size:	3641 m ²

IN BRIEF

Discover this large, luminous property in central Brittany near Loudéac that has many amenities above and beyond the norm.

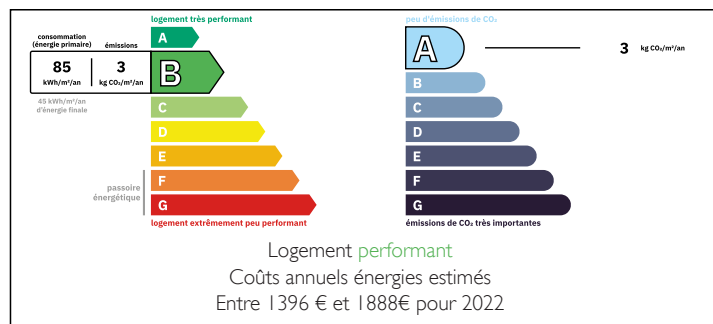
Situated in the countryside, in the commune of La Motte, this substantial detached house offers peace and quiet thanks to the landscaped gardens surrounding it. With ample living space for a large family, this solidly constructed property blends old-world charm with the conveniences of modern life, a perfect combination of style and function.

Comprising a superb open-plan kitchen/dining area, a cosy living room with exposed beams and a substantial fireplace, laundry area, workshop and WC on the ground floor. Upstairs are three nice bedrooms, a family bathroom, WC, and a master suite with dressing and shower room.

Outside there is an attached car port, in-ground



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 habitation:

EUR

NOTES

DESCRIPTION

From the moment you enter, you will be captivated by a spacious, light-filled living area designed for comfort and conviviality:

- Fitted and equipped kitchen with breakfast bar, opening onto a spacious dining room
- Warm living room with garden views, enhanced by exposed beams and a substantial stone fireplace
- Generous proportions and high ceilings

Still on the ground floor, a separate WC, a functional laundry room, and a workshop complete this space.

Upstairs a landing/hallway leads to:

- Three light and spacious bedrooms
- A family bathroom (functional but would benefit from refreshment)
- A separate WC
- A master suite with a dressing room, private shower room, and bright bedroom

Exterior and high-end amenities.

The exterior has been thoughtfully landscaped and includes:

- In-ground swimming pool with shower area, pump room, and relaxation area
- Independent mobile home with electricity and water supply
- Carport for three vehicles (including room to store firewood)
- Rotating solar panel

A rare find on the market.

Located in Central Brittany, this impressive home offers a unique living environment, where every detail has been carefully considered to combine aesthetics and modern comfort.

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