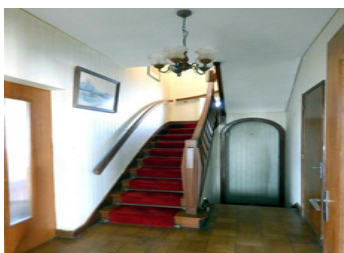


## Granite villa with 3/4 bedrooms & beautiful garden in walking distance of all amenities in medieval Pontrieux



## INFORMATION

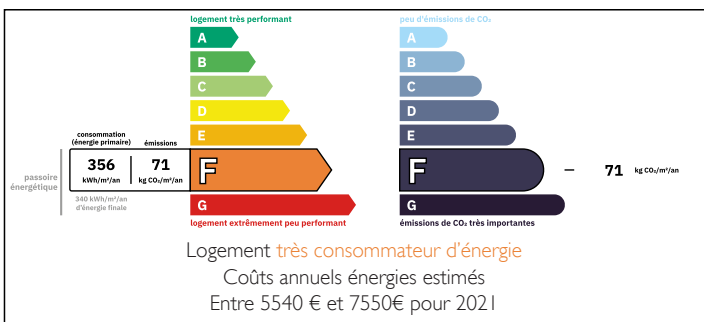
Town:	Pontrieux
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	920 m <sup>2</sup>



## IN BRIEF

Set in pretty gardens on a quiet street close to the centre of the charming medieval town of Pontrieux, this traditional granite villa offers generous accommodation over two floors with a full basement and has great potential with some updating to preview. Entered via a granite staircase, the elevated ground floor opens into a wide hall leading to a full-length living/dining room with south-facing balcony, a south-facing reception room (bedroom or office) and a spacious kitchen, with larder and garden access, and separate WC. An elegant carved wood staircase leads upstairs to a wide landing with storage cupboards, three large bedrooms, bathroom and separate WC. The basement includes a utility area, workshop, storage, games room and garage, offering scope for further development. The property sits within private, enclosed gardens with separate garage with mezzanine floor....

## 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

Granite villa 140 m<sup>2</sup> with oil-fired central heating, wood-burning fireplace, single / secondary double glazing and mains drainage, comprising :

### GROUND FLOOR :

- Entrance hall 6.7m<sup>2</sup> with carved wood staircase
- Living / dining room 40m<sup>2</sup> with dividing doors and south-facing balcony
- Bedroom / office 18.5m<sup>2</sup> south-facing
- Kitchen 12.4m<sup>2</sup> with separate pantry and doors to the rear garden

### - WC

### FIRST FLOOR :

- Landing 8.5m<sup>2</sup> with storage cupboards
- Bedroom 1 - 9m<sup>2</sup>
- Bedroom 2 - 14.5m<sup>2</sup> with dressing room
- Bedrooms 3 - 13.7m with dressing room
- Salle de bains & WC

### BASEMENT :

- Games room 17m<sup>2</sup>
- Utility room 16.6m<sup>2</sup>
- Workshop 17.8m<sup>2</sup>
- Cave 20m<sup>2</sup>
- Garage 19.75m<sup>2</sup>

### EXTERIOR :

- Enclosed gardens with orchard
- Separate garage with mezzanine

## LOCAL TAXES

Taxe foncière: 1626 EUR

## NOTES

Pontrieux town centre with shops, bars, restaurants & weekly market (Monday morning) - 350 metres  
Nearest beach : Plage Bonaparte at Plouha - 22km  
Rail link : Gare de Pontrieux - 1.5km / Pontrieux Halte - 500 metres

-----

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