

Bright, sunny family home with four bedrooms and three bathrooms.



INFORMATION

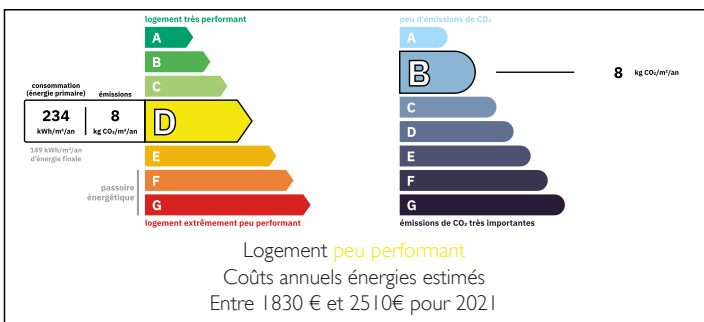
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	102 m2
Plot Size:	518 m2



IN BRIEF

This is a true bargain! Four bedroom home in peaceful location within walking distance to a bar/shop in the local village. Situated in Central Brittany this house is surrounded by fields, with a few neighbours so it is peaceful but not isolated. 50 miles or an hours drive to the port of St Malo or the airport at Rennes. The beaches of Northern Brittany are also less than an hours drive; all you might need within easy reach.

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

This semi-detached property is situated on a quiet no through road that leads to a couple of neighbour's houses. The front door of the property opens on to the first floor of the property. On this floor is a family bathroom, separate WC and two bedrooms. Downstairs there is an open plan kitchen, dining area and lounge with a wood burner. Parking is next to the house and the vendors tend to use the rear entrance. Triple glass patio doors flood the ground floor with light making it a very bright and sunny area. An ideal place to have family meals or just sit and listen to the sounds of the birds in the trees. Also on this floor is a useful laundry room which houses the hot water tank.

On the third floor there are two further bedrooms both with modern en suite shower rooms.

Outside there is a manageable garden laid to lawn where you can sit and listen to the sound of the stream which runs past the end of the garden.

Measurements:

Kitchen: 2.119 x 3.62m²

Dining room: 2.883 x 3.664m²

Lounge: 3.464 x 3.974m²

Utility: 1.865 x 2.408m²

1st floor:

WC: 0.784 x 1.874m²

Bathroom: 3.297 x 2.852m²

Bedroom 1: 3.488 x 2.884m²

Bedroom 2: 4.161 x 2.605m²

2nd floor:

Bedroom 3: 3.775 x 3.269m²

ensuite: 1.860 x 1.892m²

Bedroom 4: 3.695 x 4.031m²

ensuite: 3.875 x 1.016m²

There are solid wood floors throughout the property, electric radiators a linky meter and fibre

LOCAL TAXES

Taxe habitation:

EUR

NOTES