

Country house with large barn, potential gite in a peaceful location

EXCLUSIVE



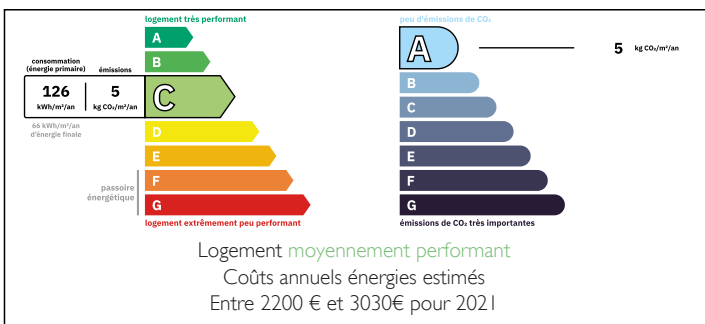
INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	212 m ²
Plot Size:	9909 m ²

IN BRIEF

This impressive home is in a tranquil spot with views over the countryside. It is in need of some updating hence the bargain price, it has HUGE POTENTIAL. The main house has 3 bedrooms and 3 bathrooms, large living room and kitchen, These buildings have endless possibilities to renovate further or have large storage for a business. Consists of 2 buildings (L-Shaped) connected by open hangar, additional land and orchard close to property. Ideal as a B&B or Gite business or family home. A must see to appreciate its location and potential!!! The local village is within walking distance with a lovely bar with shop. The larger town of PLEMET is a short drive (9kms) where there is a supermarket and further amenities.

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

Main House: Ground Floor: Massive LOUNGE exposed walls and also lime-rendered walls, fireplace and wood burner (non conform). Staircase to 1st Floor, Door and windows to front. Steps to: KITCHEN/DINING ROOM with door to side stone steps, windows to side, electric heater. Fitted kitchen with central island and room for large dining table. To rear of house there is a separate TOILET, SHOWER ROOM with SHOWER cubicle, TOILET & WASH BASIN with Electric Radiator. BEDROOM 3 on the ground floor has a vaulted ceiling and exposed beams. There is also a door to the rear of the property.

1st Floor: MASTER BEDROOM with vaulted ceiling and windows to front, en-suite BATHROOM with roll-top bath, washbasin and TOILET. This room is access via the stairs in the lounge/dining area. BEDROOM 2 (above Kitchen) accessed by an alternative staircase next to the front door. Windows to side & en-suite SHOWER ROOM with Shower Cubicle, Toilet and WashBasin.

2nd HOUSE/GITE was once habitable and does have water and electricity, requires renovation over 2 floors. Materials already purchased can be left. Door access to Grenier above attached BARN from 1st floor.

There are two fosse serving the main house and the gite. There is a heat source pump and the property has an energy efficient DPE rating of a C.

Other Buildings: Consist of Cellar/Utility below 2nd House and lean-to conservatory to side, Large BARN attached to 2nd House and Grenier (Attic) above with access...

LOCAL TAXES

Taxe foncière: 1488 EUR

Taxe habitation: EUR

NOTES