

Charming 4-bedroom country home with 4,850m grounds, outbuildings and beautiful views



INFORMATION

Town:	Lanfains
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	4850 m2

IN BRIEF

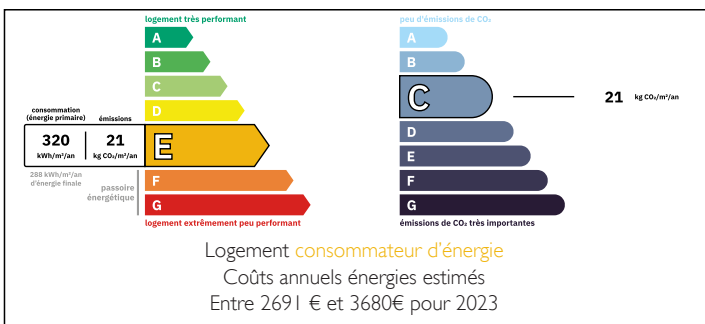
This charming four-bedroom property is full of character and enjoys a peaceful setting in a quiet hamlet, with beautiful countryside views, no overlooking neighbours, and just a short drive from the village of Lanfains.

Offering spacious accommodation over two floors, the property is set within beautiful grounds of 4850m2 featuring a pond, mature shrubs, and established trees. Several outbuildings provide excellent storage space as well as potential for further development.

The ground floor comprises a spacious traditional farmhouse kitchen with ample room for dining, leading through to a cosy lounge with a wood-burner. There is also a ground-floor bedroom, a shower room, and a practical laundry/boot room. The bedroom connects directly to a substantial two-storey outbuilding, which could be renovated to



ENERGY - DPE



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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 foncière: 554 EUR

Taxe habitation: 573 EUR

NOTES

DESCRIPTION

Upstairs, there are three further bedrooms, as well as a family bathroom. The master bedroom benefits from an en-suite bathroom and dressing room. The generous first-floor landing area provides an ideal space for a home office.

To the front of the house, a terrace offers delightful views over the gardens. The property also benefits from a large barn, a garage, and a small wood store. The nearby village of Lanfains has a grocery store and café, whilst the historic market town of Quintin is only a ten minute-drive away.

DETAILS – GROUND FLOOR

- Kitchen (6.04m x 5.70m) with windows over front and side gardens, tiled and wooden flooring, integrated electric oven and induction hob. Wooden staircase to first floor.
- Lounge (3.91m x 6.00m) with wooden flooring, log burner, and window over garden
- Bedroom 1 (3.16m x 6.09m) with wooden flooring and window over garden
- Bathroom (1.60m x 1.61m) with tiled floor, shower and Velux window
- Laundry/Boot Room (5.10m x 2.47m) with storage, plumbing for washing machine, sink, window and door to garden.

DETAILS – FIRST FLOOR

- Landing (6.13m x 2.60m) with windows and carpet
- Bedroom 2 (3.67m x 5.36m) with wooden floor, exposed stone wall, beams, large windows with Juliet balcony and a Velux Window. Ensuite bathroom (1.88m x 3.08m) with tiled floor, bath with shower, bidet, washbasin, beams and Velux window. Dressing room (2.28m x 1.86m) with wooden flooring
- Bedroom 3 (3.93m x 3.15m) with dressing area, carpet and Velux window
- Bedroom 4 (3.49m x 3.73m) with carpet,...