

Beautifully renovated maison de maître, close to all amenities in a market town just 15-minutes from the sea

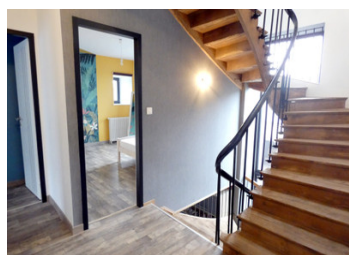


INFORMATION

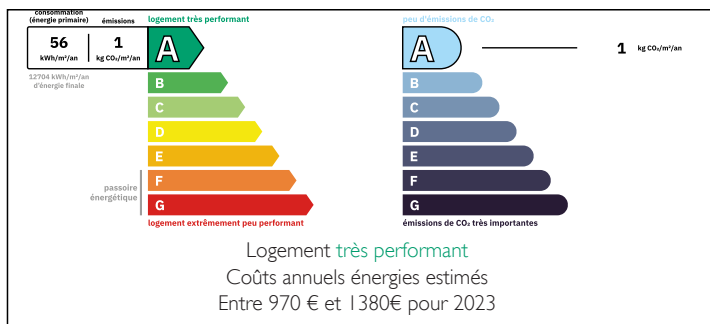
Town:	Lanvollon
Department:	Côtes-d'Armor
Bed:	8
Bath:	3
Floor:	225 m2
Plot Size:	884 m2

IN BRIEF

Situated close to the centre of the market town of Lanvollon, beautifully renovated maison de maître set in walled gardens. No expense has been spared nor corner cut on quality in the renovation of this lovely 8-bedroom property, and it even has a perfect energy-efficiency rating ! The ground floor comprises an open living space with modern fireplace and well-equipped open kitchen. To one side, an extension provides a salon, bathed in natural light, with doors to the garden. To the other side, a ground floor bedroom suite and WC. An elegant, and beautifully restored, staircase leads to the upper floors. On the first floor are 4 bedrooms, all with built-in storage, a shower room and separate WC. The second floor provides 3 further bedrooms, an office / dressing room,...



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 foncière: 2186 EUR

NOTES

DESCRIPTION

Fully renovated Maison de Maître 225m² habitable space with stone outbuilding.

Heating - air-source heat pump, underfloor heating on ground floor & wood-burning insert with heat return

Drainage - mains

GROUND FLOOR :

- Open living space 30 m² with contemporary fitted kitchen 22 m²
- Salon / garden room 28 m² with patio doors
- Bedroom suite 18 m² with shower room
- WC

FIRST FLOOR :

- 4 Bedrooms (14 m², 14.7 m², 10 m² & 15.8 m²) all with built-in storage
- Jack & Jill shower room (shower, double washbasins)
- WC

SECOND FLOOR :

- 3 Bedrooms (10 m² with mezzanine, 12.5 m² & 10 m²)
- Bureau / dressing room 5 m²
- Bathroom 10 m² (bath, washbasin)
- WC

OUTSIDE :

- Outbuilding (approx 60 m²) with mezzanine floor, electricity and water
- Walled gardens with electric entrance gate

Amenities - schools, shops, restaurants & transport links within easy walking distance

Guingamp - 17km

Paimpol - 20km

Beaches - 15km (Binic Etables-sur-Mer / Saint-Quay-Portrieux)

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