

Charming 4-bed detached, fully renovated 4 + acres of land, outbuildings, and second house to renovate



## INFORMATION

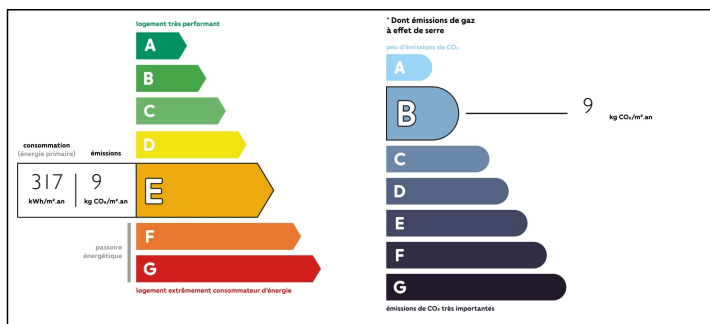
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	4
Floor:	239 m2
Plot Size:	19111 m2



## IN BRIEF

An extremely well presented longère which has been stylishly renovated to incorporate modern features whilst retaining the essential character of the building. The property is bright and spacious and offers flexible accommodation options with one section of the property allowing for private gite usage. The extensive grounds are currently arranged as garden plus paddocks for horses and there is stabling for two. There is a second house next door to renovate with the second barn and a further paddock behind.

## 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

Situated in a hamlet of just 3 properties and enjoying open countryside views the property is within 4 kilometres of 2 villages with bars and local shops. Larger towns are within a 15-minute drive. The property benefits from new double-glazed windows and doors, a new central heating system centred on a pellet burning stove in the kitchen. There is also underfloor heating available in the entrance hall and kitchen/ diner. A new sand-filter was installed in 2019 to ensure that the septic tank system conforms to current regulations. The kitchen, one of the bathrooms and the lounge have been completely renewed.

St. Malo 70kms, Dinard 60kms, Rennes 71kms. Also within easy reach (45 minutes) of the beautiful Breton coastline.

Main house, ground floor:

Entrance hall - L-shaped, approx 5.3m x 4.3m;

WC with wash basin;

Utility room - 2.5m x 1.4m with sink and plumbing for washing machine;

Store room - 2.8m x 1.6m;

Kitchen/ Diner - 5.7m x 5.3m with fitted kitchen including integrated dishwasher, oven, microwave, fridge and induction hob;

Inner lobby - 2.9m x 2.1m with built-in storage;

Office - 2.9m x 2.5m;

Lounge - 6.1m x 5.3m with fireplace and woodburner.

Main house, first floor:

Landing with excellent range of built-in storage;

Master bedroom - 5.9m x 5.4m minimum with large walk-in wardrobe and mezzanine storage area;

En-suite bathroom of 5.4m x 2.4m with roll-top bath, shower, basin and toilet;

Bedroom 2 - 5.7m x 3.6m with range of built-in cupboards and shelves;

Bathroom - 2.77m x 1.62m with bath, shower, basin and toilet;

Bedroom...

## NOTES