

REDUCED Imposing, stone property, South of Dinan, Impressive, large 4 bedroom house in desirable area.



INFORMATION

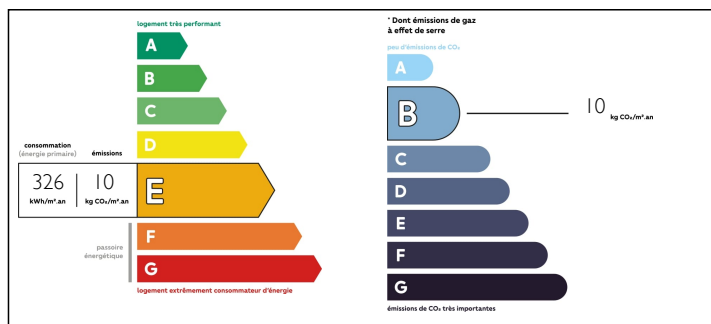
Town:	Dinan
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	290 m2
Plot Size:	1083 m2

IN BRIEF

This is an impressive, large stone house just south of Dinan. Gates, parking for numerous cars plus a large garage and workshop. High speed fibre internet. You enter the house at the rear to the large, open kitchen. Off the kitchen is a laundry room and a toilet. Leading through to the open plan dining area and lounge which has a large pellet burner. There is a room off the lounge which is currently used as a games/cinema room. On the first floor there are four good sized bedrooms plus an office/dressing room and a modern shower room. A lovely wooden staircase leads to the top of the house which is a large room currently used as a gym and games room. This would make an awesome art studio or music 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.



DESCRIPTION

Kitchen - L shaped 5.5 x 5.4m²

Laundry room - 2.12 x 4.04m²

WC - 1.2 x 1m²

Dining room/lounge - 10.7 x 7.01m²

Games room 3.29 x 7.8m²

Bedroom 1, 4.57 x 3.47m²

Bedroom 2, 3.5 x 4.5m²

Office/dressing room - 1.69 x 2.85m²

Bedroom 3, 3.49 x 4.5m²

WC 2.76 x 9m²

Bathroom with shower and double sink - 4.54 x 2.7m²

Bedroom 4, 8.39 x 2.75

Top floor - gym/games room 10.14 x 7.02m²

Pretty walled garden with mature trees and an above ground swimming pool which is salt water with a filter system.

There are lots of walks from the doorstep of the house, through countryside, you can walk for miles. Peaceful walks along the Rance, enjoying the benefits of being near the city with all the benefits of country living.

20 minutes from Dinan the house is situated in a small, friendly hamlet with French, British and American neighbours. There is a primary school in the hamlet but schools for all ages are within easy reach with school transport servicing them all from the house. The nearest large town is a few minutes drive away where you will find doctors, vets, supermarket, bars and restaurants. 25 minutes to some beautiful beaches, 40 minutes to Rennes, 50 minutes to St Malo this property is ideally situated to access all the best areas in Brittany.

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

LOCAL TAXES

Taxe foncière: **672 EUR**

NOTES