

Sorry, offer accepted. 3 bedroom stone cottage brimming with character and large garden



INFORMATION

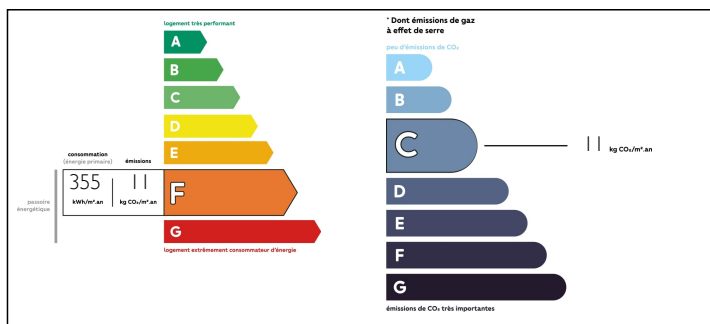
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	2100 m2

IN BRIEF

This property is in a very quiet spot with one neighbour. It is within a 10 minute walk of a town with a great community - a small supermarket, medical centre, bar, bakers and pharmacy. Loudeac is a 10 minute drive away which is a far bigger town with all the shops you may need. Whether you are looking for beaches, lakes or forests, all are within a short drive. This is the perfect spot for exploring Brittany.



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: 89 EUR

Taxe habitation: 108 EUR

NOTES

DESCRIPTION

As you approach the property there is parking opposite next to the wood store. The owners tend to use the door into the kitchen (4.204 x 3.802) which has recently been upgraded. All white goods are included in the sale. There are two bedrooms (1st is 2.944 x 2.606 2nd is 2.75 x 2.595) off the kitchen and a hallway to the lounge with a shower room (3.035 x 1.490) to the right with WC. The lounge (6.888 x 6.023) is a lovely open room with exposed stone wall. All the windows in the property are double glazed but they have retained the charm of the arched stone outside the patio doors. There is a large wood burner which has recently been installed.

Stairs lead off from the lounge to a large master bedroom (8.217 x 6.195) with vaulted ceiling and en suite shower room. There is also an additional room (4.159 x 6.195) that has not been converted and is currently used for storage.

Outside the house is a small area big enough for a table and chairs. Opposite is the garden. Mainly laid to lawn it also has numerous fruit trees and three small buildings for wood storage or storing garden tools and machinery.

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