

Five bedroom family home, very nicely presented in a quiet quarter 10 mins from Loudéac.

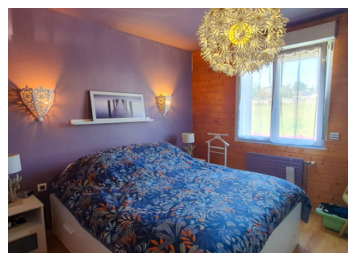


INFORMATION

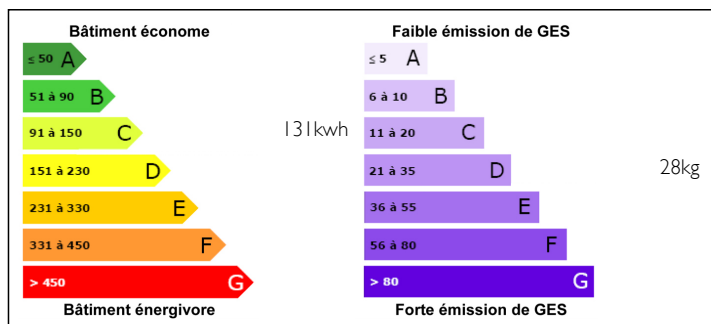
Town:	Hémonstoir
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	141.87 m2
Plot Size:	523 m2

IN BRIEF

This light, spacious and smartly decorated five bedroom family home is located in a quiet quarter of the village of Hémonstoir. A convenient 10 minute drive from central Loudéac, and 20 from Pontivy with easy access to the major roads of central Brittany. The exterior partly lawned, it is fully fenced and landscaped, with an electric gate for vehicle access and automatic garage door. The house has been externally insulated. Don't miss out on this opportunity.

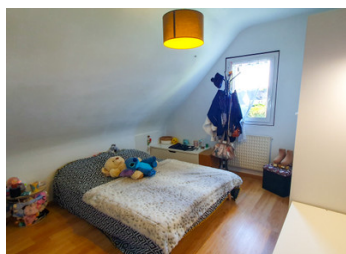


ENERGY - DPE



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

This light, spacious and smartly decorated five bedroom family home is located in a quiet quarter of the village of Hemonstoir. A convenient 10 minute drive from central Loudéac, and 20 from Pontivy with easy access to the major roads of central Brittany.

Renovated with taste, the ground floor is arranged as follows. An entrance opens onto the cosy living room, then a large living/dining room complete with a wood burning stove, further opening onto large fitted and equipped kitchen. Three large sliding glass doors open onto the exterior terrace (with far reaching views) and they bathe the main rooms in light. There are also two bedrooms and a shower room with Italian shower and a WC.

Upstairs a large landing leads to three generously sized bedrooms and a family bathroom/WC. From the ground floor, stairs lead to the basement which features a laundry room, an additional room used as a media/sports room, a large garage (big enough for two vehicles, electric door), a workshop, a wine cellar, and a storage room/boiler room.

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

LOCAL TAXES

Taxe foncière: 451 EUR

NOTES