

Stunning house with 4 bedrooms, annex, beautiful garden and interesting architecture.



INFORMATION

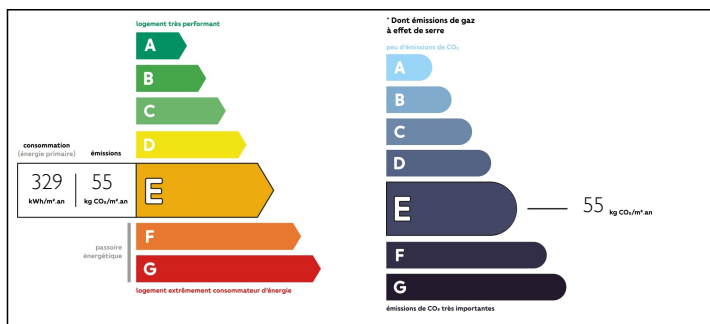
Town:	La Prénessaye
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1637 m2



IN BRIEF

This is a property that needs to be viewed to appreciate the beautiful home and garden. The current vendors have lived happily in this home and have ensured that there is no work to be completed by the new owners except making it their own. Care and attention has been given to making sure it is a comfortable, modern house which is easy to live in. It would be ideal for multi generational living with kitchens on both floors. There is business potential to turn the annex into a gite.

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: 837 EUR

NOTES

DESCRIPTION

As you approach the property you drive in through double gates.

A path leads to the imposing, solid oak front door. Alternatively you can go to the rear where there is a large terraced area then entrance to a superb conservatory - 31m² - which is fully double glazed and insulated. It really is a lovely room in summer or winter.

Leading from here is a solid oak door to the main house. Some conservatories are just for sitting in but this room is so much more. A perfect lounge area, dining area and extension of the garden. The light floods in but it also benefits from blinds in the warm days of summer.

On this floor there is a well fitted kitchen 16m² and a large hallway. From here you can access the double garage 25m² which has doors leading to the external gated parking area. Off the garage are two workshops - each measure 8m². Great space for all your tools. There is also a separate WC with hand basin 4m²

Across the hallway is the utility/laundry room which also has a shower. This room houses the hot water tank, the oil central heating boiler and washing machine 10m²

Staircase leading to 1st Floor/Main Entrance:

Wide entrance hall (8m²) with impressive oak door to rear and french doors to the lounge which is currently divided into an office space and cosy lounge. The lounge has a wood burner plus patio...