

## Characterful detached family home with original features and outbuildings

EXCLUSIVE



## INFORMATION

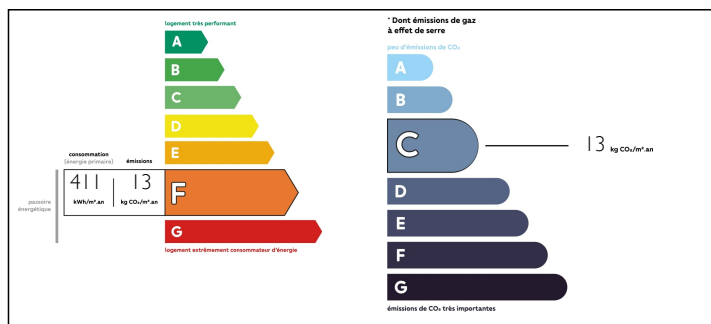
Town:	Plénée-Jugon
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	3500 m2

## IN BRIEF

This lovely 3-bedroom family home is accessible via its courtyard offering off-street parking for several vehicles. With its south-east facing aspect, it is an ideal spot for relaxing with your morning coffee and croissant. Pleasantly decorated throughout with stone flooring on the ground floor and dark wood flooring in the bedrooms and landing. Exposed beams throughout with ceiling fans provided and original stone wall features gives this property a homely feeling. The outbuildings are attached to the house and could either be developed into separate accommodation units or to extend the house (depending planning permission).



## ENERGY - DPE



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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 less than 5 minutes from the lovely village of Plénée-Jugon and 10 minutes from Jugon-les-Lacs, this property is in easy reach of all amenities, shops, bars and transport links and only half an hour from the beach. Rennes airport is 45 minutes, St Malo ferry port (40 minutes) or catch the TGV from Lamballe (15 minutes).

Entering through into the kitchen dining area (6.6 x 3.98) you notice the traditional stone walls and wooden beams throughout. Turning right into the lounge area (6.6 x 6.53), the main focus point is the wood burner fire place with ample space for seating. Light streams in through the front windows overlooking the courtyard (south-east aspect). The view towards the back of the property oversees the large garden area with fruit trees.

Wide wooden stairs give access to the landing on the first floor where you will find three large bedrooms plus bathroom with shower & toilet (2 x 2).

The bedrooms have high ceilings with beams exposed and original stone wall feature in the main bedroom.

Bedroom 1 6.3 x 3.9

Bedroom 2 3 x 4.2

Bedroom 3 3.1 x 4.2

To the left and attached to the main house, are the outbuildings which could be renovated into separate accommodations (planning permission depending). They are currently used for storage. Three units have open fire places and all are over two levels. A further stable block is part of the property and ideal for...

## NOTES