

Impressive, detached family home on outskirts of a pretty Breton village.

EXCLUSIVE



## INFORMATION

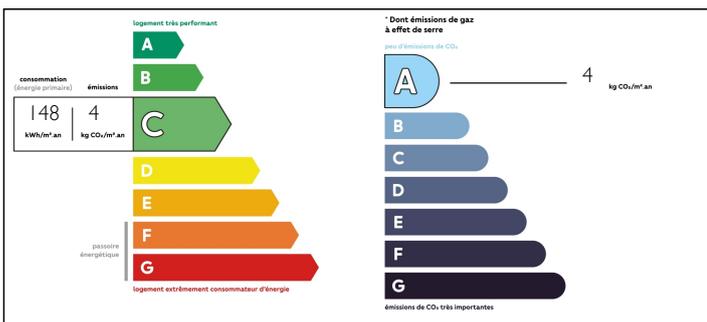
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	191.5 m <sup>2</sup>
Plot Size:	1994 m <sup>2</sup>



## IN BRIEF

Stylish, detached family home on the outskirts of a pretty village, with private parking and peaceful garden. On the ground floor: - A large reception area comprising a lounge and dining room (11,95m x 5.76m) with wood-burner and fireplace. - A nice sized kitchen (3.24m x 7.18m) with pantry 0.94m x 1.46m). - A toilet with wash basin. - A snug, which could be used as a downstairs bedroom (3.13m x 3.31m). On the first floor a hallway in two parts leads to: - A master bedroom (4.04m x 4.12m) with ensuite bathroom with shower, sink and toilet (1.84m x 2.64m). - A bedroom (3.98m x 3.16m). - A bedroom (3.76m x 3.96m). - A bathroom with shower, sink and toilet (2.82m x 1.84m). - A bedroom (3.53m x 2.56m). - A bathroom with bath, toilet and sink (1.36m x 1.89m). - An office, currently used as a bedroom (4.01m x 2.09m). On the second floor: - A large open attic with access...

## 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

Superb, well-presented detached family home, with typical Breton features made in granite stone with a slate roof. The property is on the outskirts of the pretty village of Langourla, where there is a bar with convenience store, a restaurant, and a post office. There are two elementary schools in the village and a school bus service to the local secondary schools.

The house stands on a 1994 m<sup>2</sup> plot, and benefits from private parking spaces, a garage with windows, which could be used as a studio or art-room, a covered terrace area, and a perfect family sized garden with mature shrubs and fruit trees. There is also a hard standing area for an above-ground pool or camping car (electricity and water supply).

You enter the house into a spacious reception area with lounge and dining room, which benefits from a wood-burning stove that feeds underfloor heating and a fireplace. A few steps lead up to the fitted kitchen with a nice-sized pantry. A short corridor runs to a toilet with washbasin and a snug with wood-burner, which could also be used as a bedroom.

Upstairs, the first part of the hallway leads to an office, currently used as a bedroom, a bathroom with claw-foot bath, toilet and washbasin, and a bedroom with skylight window.

The corridor continues to a bathroom with shower, toilet and washbasin, two pleasantly sized bedrooms facing south, and a comfortable master suite with storage space, with a possibility...

## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES