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House for sale in La Vicomte Sur Rance in Brittany

La Vicomte Sur Rance , Côtes-d'Armor , Brittany



€551,200

inc. of agency fees

3 Beds 1 Baths 127.32 sqm 0.02 ha

Nestled at the water's edge, lulled by the lapping of boats and the changing lights of the marina, La Rive is an old stone house, with sincere charm,...

At a Glance

Reference MFH-DIN12552-MT

Bed 3

Land 0.02 ha

Near to La Vicomte Sur Rance

Bath 1

Pool No

Price €551,200

Hab.Space 127.32 sqm

Land Tax N/A

Property Description

Nestled at the water's edge, lulled by the lapping of boats and the changing lights of the marina, La Rive is an old stone house, with sincere charm, which seems to have been placed there to contemplate the passing of time. Semi-detached on one side, it unfolds gently facing south and west, fully embracing the light and reflections of the Lyvet port. Organized today as an independent dwelling, it offers great flexibility of use: family home or charming pied-à-terre. Once through the gate, and the charming bucolic courtyard crossed, the ground floor opens onto a welcoming living room, an ideal room with its library for entertaining which is completed with two cozy bedrooms, one of which is small, a bathroom with WC.

Upstairs, a bright living room is revealed, warmed by a wood-burning stove, enjoying 3 windows with a view of the marina and the spirit of the banks of the Rance, "What a pleasure!" The 1st floor is completed with a fitted and nicely equipped kitchen-diner to share, a separate toilet, and, on the top level, a suite under the roof, open to the sky and the marina, with built-in cupboard and its bathroom with private toilet. Outside, the enchantment continues. A gravelled courtyard facing south invites you to stroll and leads to a wooden terrace suspended above the view, promising breakfasts in the sun and long evenings watching the sailboats. On the west side, a small discreet garden shelters an outbuilding at right angles, placed on a platform, also facing the peaceful waters of the port. A rare place, where each stone seems to tell a story, between sky and river, between past and sweetness of life.

(4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€551,200

Key Information

Internal Area:	127.32 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Brittany



Gallery







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S. and L. BROWN



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