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## For sale character property with outbuildings Côtes d'Armor

Lanleff , Côtes-d'Armor , Brittany



**€539,600**

inc. of agency fees

6 Beds    2 Baths    203 sqm    0.5 ha

Between Lanvollon and Pontrieux, 15 minutes from the seaside, this property combines volumes, spaces and old stones. The charm operates as soon as you cross the gate to better tell the story of the place....

### At a Glance

Reference	MFH-DBL164413-CL	Near to	Lanleff	Price	€539,600
Bed	6	Bath	2	Hab.Space	203 sqm
Land	0.5 ha	Pool	No	Land Tax	N/A

### Property Description

Between Lanvollon and Pontrieux, 15 minutes from the seaside, this property combines volumes, spaces and old stones.

The charm operates as soon as you cross the gate to better tell the story of the place. A small private courtyard on the front where you can read in the shade of a lemon tree; a rear garden in a park with well,

outbuilding and garage.

Description:

The property comprises on the ground floor a fitted kitchen, real living room with wood stove, allowing circulation between the front part of the courtyard and the back and a living room;

On the first floor, a landing serves toilets, a bathroom, two bedrooms. An office serves as access to the third bedroom on this level.

On the second floor, a large bedroom with exposed beams and an apartment that can communicate or become independent thanks to an external spiral staircase. This consists of a living room-kitchen, a sleeping area, a bathroom, and a sleeping area on the mezzanine.

On the front of the property, a very bright outbuilding thanks to large windows, serves as a workshop.

On the back of the building, an outbuilding used as a laundry room.

A second workshop of 44 m<sup>2</sup> with a large terrace could be transformed into secondary accommodation.

A well, a garage complete the set.

Surrounding area:

Located in a small town with first shops 4 km away; the coast is 15 minutes away. of which 3.77 % fees incl. VAT at the buyer's expense.

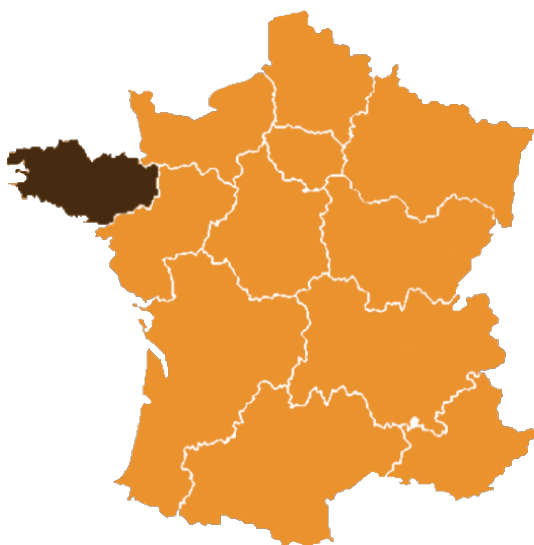
Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€539,600

Key Information

Internal Area:	203 sqm
Land Area:	0.5 ha
Has a Garden	Yes

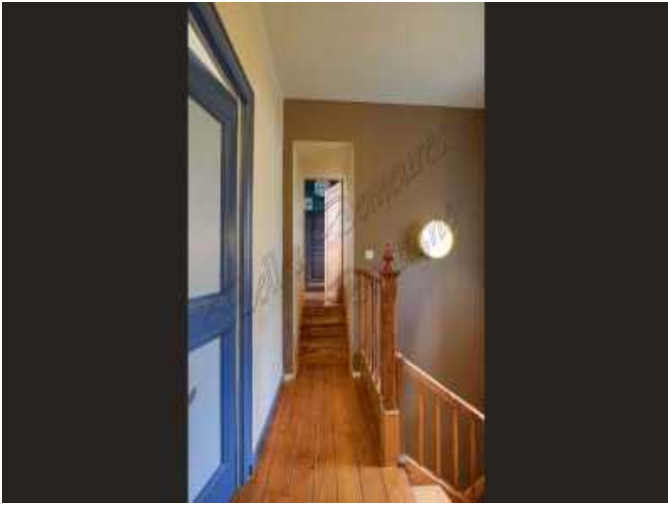
Location: Brittany



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