



## 5 Bedroom House,

22800, Saint-Brandan, Côtes-d'Armor, Brittany

€165,000

Ref: 42604m0

\* Available \* 5 Beds \* 1 Bath

Comfortable five bedroomed house. Spacious inside and easy to maintain with full central heating, three bathrooms. This house is a perfect family home.

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

The house has been renovated to a high standard retaining all of its charm, originally it was an old bakery. Situated in St Brandan, a popular area because of its quaintness, all of its history and architecture, with a church, school, boulangerie. 2 kms from Quintin with a large supermarket and all other amenities. 25 minutes from beautiful beaches and coastlines with easy drive to Dinard airport and ferry, Rennes, or Vannes all less than 90 minutes.

On the ground floor there is a tiled entrance lobby leading to large lounge with an integral staircase. There is a large kitchen/dining room well equipped. To the rear of the house there is a utility room including downstairs toilet. There is a very large area with separate staircase and loft, currently empty which has its own door from the courtyard that could be converted into a 2 bedroom property independent from the main house.

The first floor has 3 double bedrooms, one with en-suite shower and there is also a separate bathroom with bath and shower above. Leading from the first floor landing the original staircase continues up to the top floor which contains 2 further double bedrooms complete with a shower room and WC.

The house has double glazing, an open fireplace, central oil-fired heating system with thermostatic radiator valves (which can be left on frost mode if the house is empty at all). Outside there is secure courtyard with stone garage and separate car port, small easily maintained private garden area.

This is a substantial family house that was built solidly in 1850.

- Double glazing
- Central heating
- Outbuildings with scope for development

### Property Condition

- Condition - Restored / Habitable
- Drainage – Mains
- Electricity - Mains
- Heating - Central heating
- Roof Condition - Good condition
- Water Status - Mains

### Highlights about this property

- 5 bedrooms
- fully fitted kitchen
- large lounge with feature fireplace
- original staircase



## Gallery

