



## Côtes D'Armor Nr LANGOURLA Habitable area 390m2 Land 1839m2,

€360,500

22230, Côtes-d'Armor, Brittany

Ref: KIM-3138

\* 11 Beds \* 8 Baths \* 390m2

Côtes D'Armor, Brittany (22) Large beautiful beautifully renovated stone-fronted home near the popular towns of Langourla, St Vran, and Merdrignac. Rennes - 45 mins by car, Jugon-les-lacs 21km Broons - train station - 14 minutes, for Dinan, Rennes > Paris Coast - 37 mins With the opportunity to have...

- Distance from airport: 46km Distance from highway: 16km Distance from school: 10km Distance from sea: 39km Distance from shops: 11km Distance from station: 14km Energy Consumption: C Number of rooms: 14 Type of heating: Bois Year built: 1850

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**French Entrée** 

## Property Description

Côtes D'Armor, Brittany (22) Large beautiful beautifully renovated stone-fronted home near the popular towns of Langourla, St Vran, and Merdrignac. Rennes - 45 mins by car, Jugon-les-lacs 21km Broons - train station - 14 minutes, for Dinan, Rennes > Paris Coast - 37 mins With the opportunity to have two additional separate rental incomes, or have extended family living together in a delightful setting. Many original features are retained such as beams, wooden staircase, character windows and doors, and the renovation is to a high standard with a wonderful homely feel.... great for entertaining or running that b et b (chambres d'hotes) and gite business! 6 stylish bedrooms with their own bathrooms in the main house and two possible gites offer a fantastic rental income! The main stone-fronted house offers: Ground floor - Hallway, living room with woodstove and large windows, large dining room (33m<sup>2</sup>) with fireplace, rustic kitchen with french doors to the front of the property, a study / reading or music room leading out to the rear terrace, large utility room and a bathroom 1st floor - four bedrooms and two bathrooms 2nd floor - two bedrooms, each with a bathroom Large attic area of 40m<sup>2</sup> accessed from top floor with large veluxes, ideal for a future conversion to a balcony overlooking the rear garden and views. Discreet storage cupboards throughout Parking on a gravel drive to the front Property bordered by well-manicured hedges Attached, but easily kept separate by a locked door, 3 bed Home for extended family, or perfect to rent as a gite with separate parking Ground floor - kitchen / diner, living room with woodstove, wooden staircase 1st floor - two bedrooms, bathroom, study / playroom in the pitched roof with veluxes, and its own bathroom 2nd floor - bedroom with exposed beams and veluxes Independent building - ideal to be used as a gite or as a studio / workshop for a business venture Ground floor - living room / kitchen / diner - open plan 1st floor - one double bedroom, one single bedroom with space for bunk-beds, or to be used as a small office, bathroom Mature garden to the rear with fruit trees, potager, terrace, small pond, lawn and hedges for the border - perfect size for entertaining and garden projects whilst still being manageable on a plot of 1839m<sup>2</sup>. Garage and parking to the left of the property which can be used for the gite(s) and a wood-store at the front and extra outbuildings to the rear, ideal for an outdoor kitchen / bbq area / games room or extra studio or undercover play area. Book a virtual viewing now to see what this house, accommodation and it's land has to offer! Extra media available on request. In the Brittany countryside you are never far away from a lake (4km), forest, attractions and popular festivals, and this is in the heart of it all! Broons - train station - 14 minutes, connects to Dinan, Rennes > Paris Langourla - 4km - home of the famous rock and blues festival, friendly village with post office, shop and bar Merdrignac - 11 km - supermarket and cafe culture, medical centre, vets, eateries, social events and more Restaurant Ar Duen - 3.5 km - ideal for visiting family and guests Bar / tabac in the village Lake Hardouiniais - 4km - for watersports, fishing and picnics

# Gallery

