

AR-GÊR Immobilier



La Chapelle neuve

Superbly Upgraded 4 Bedroom Detached House Set in 3337m² of Well Laid Out Gardens in the Countryside Easy Walk to the Village

4 Bedrooms

Total area 3337m²

Habitable area 173m²

(Reference: AG-201626)

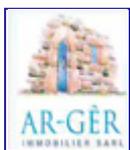
139100 € FAI

Prix net vendeur **130000 €**
Négociation agence: **7% TTC**

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If you have ever wanted to own a large 4 bedroom house in the countryside but with the village an easy walk away then this could be your ideal home. This superbly upgraded house has been sympathetically renovated by its present owners and is in fact like a 'tardis' inside. It feels very bright and airy. The house consists of on the ground floor large open plan kitchen/dining room with 'Godin' electric and wood burning range cooker, lounge, pantry, utility room, store room, utility room, bathroom, toilet and double bedroom currently being used as an office. On the first floor there are three further double bedrooms, office currently being used as an artist's studio, bathroom toilet and large landing with storage. Outside to the front there is a patio area and lawns with numerous shrubs and trees, a shed/workshop, vegetable patch and parking for a number of cars. The house further benefits from having double glazing

The house is situated a few minutes' walk from the village centre where there is a shop, boulangerie, bar and butchers. The larger town of Callac is a ten minute drive where you will find supermarkets, banks, post office, pharmacy, restaurants, bars, cinema and railway station. The area is noted for its cycling and walking and the North Coast is only 30 minutes' drive away. The ports of Saint Malo and Roscoff and airports at Dinard, Brest and Rennes make the area easily accessible from the UK.

In more detail the property comprises of

Entrance via wooden door with double glazed panel into

Kitchen/Dining Room 4.2m x 9.38m

Dining Area

Beamed ceiling
Open fireplace on tiled hearth
Two UPVC double glazed windows to front
Laminate floor
Stairs to first floor

Kitchen Area

'Godin' Double Range cookers one electric one wood burning set on tiled floor this also heats the house in winter
Cooker hood
Fitted kitchen units
Sink with tiled splash back
Tiled work surfaces
Plumbing for dishwasher
Breakfast table

Lounge

UPVC double glazed window to rear
Beamed ceiling

Laminate floor
Electric fire
Electric storage radiator

Store Room 4m x 1.8m

UPVC Double glazed patio doors

Double Bedroom (Currently being used as an office) 5m x 3.86m

UPVC double glazed window to front
Electric radiator
Laminate floor

Toilet (Could be made an En-suite) 2.43m x 1.24m

Low flush toilet
Washbasin
Electric radiator
Tiled walls
Tiled floor

Pantry 4m x 1.67m

UPVC double glazed window
Tiled floor

Hall

Electric radiator

Utility Room 2.1m x 1.96m

Tiled floor
UPVC window to rear
Plumbing for washing machine
Water ballon

Toilet .87m x 1.59m

UPVC double glazed window
Low flush toilet

Bathroom 3.61m x 2m

UPVC window to front
Large corner bath
Part tiled
Insert spot lights
Electric radiator
Washbasin tiled splash back
Laminate floor

Stairs to first floor

L Shaped Landing 1 1.76m x .93m & 2.5m x .93m

Laminate floor

Double Bedroom 2 3.73m x 4.17m

UPVC Double glazed window to front

Laminate floor

Electric radiator

Double Bedroom 3 3.72m x 4.19m

UPVC Double glazed window to front

Laminate floor

Electric radiator

Office/Artists studio 1.59m x 1.57m

Laminate floor

UPVC Double glazed window to front

Landing 2 9.62m x 1.53m

Two velux windows

Laminate floor

Landing 3 2m x 1.46m

UPVC window

Airing cupboard

Double Bedroom 4 6m x 3m

UPVC Double glazed windows to front and side

Laminate floor

Electric radiator

Built in walk in wardrobe

Bathroom 1.96m x 3.61m

UPVC Double glazed window to front

Laminate floor

Electric radiator

Bath

Low flush toilet

Power shower

Washbasin

Insert spot lights

Outside

Entrance through five bar gate

Shed/Workshop 3m x 9.5m

Patio

Lawns

Trees

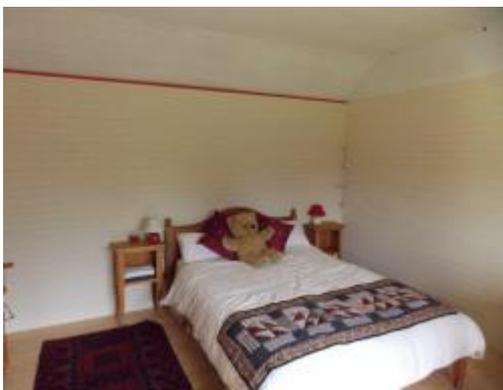
Shrubs

Hedges

Vegetable garden

Parking for numerous cars

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