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## House for sale in Tremorel, Brittany

Tremorel , Côtes-d'Armor , Brittany



# €206,700

inc. of agency fees

5 Beds    2 Baths    127 sqm    0.54 ha

SOLE AGENCY: Located in a hamlet at the edge of a village with excellent local amenities, just a 9 minute drive to the popular market town of Merdrignac, within easy reach of the major road networks which...

### At a Glance

<b>Reference</b>	MFH-DIN12074-SP	<b>Near to</b>	Tremorel	<b>Price</b>	€206,700
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	127 sqm
<b>Land</b>	0.54 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: Located in a hamlet at the edge of a village with excellent local amenities, just a 9 minute drive to the popular market town of Merdrignac, within easy reach of the major road networks which provide speedy access to Rennes, Loudeac and the spectacular coastlines of Northern and Southern Brittany, this substantial 5 or 6 bedroom property would make the ideal family home. The property was built in 1979 and is a traditional 'Neo-Breton ? Sous-Sol' design. On a delightful corner plot the house is surrounded by its

beautifully landscaped gardens and includes a large closed workshop of over 100m<sup>2</sup> with inspection pit and woodland of approximately half an acre ideal for tree and nature lovers or with careful management to provide a lifetime of firewood. The house itself provides spacious and flexible accommodation comprising, on the ground floor, an entrance hallway leading to both a fully fitted kitchen and living room / dining room with a feature fireplace and insert wood burner. Also on the ground floor there are two bedrooms and a bathroom and separate WC. On the first floor the landing leads to 3 further double bedrooms, an office which could easily be used as a single bedroom, a shower room and a separate WC. The lower ground floor 'soul' provides excellent garage, workshop and storage space and includes a laundry area and summer kitchen. All in all a very flexible family home with the opportunity to operate a business in the separate workshop. (6.00 % fees incl. VAT at the buyer's expense.)

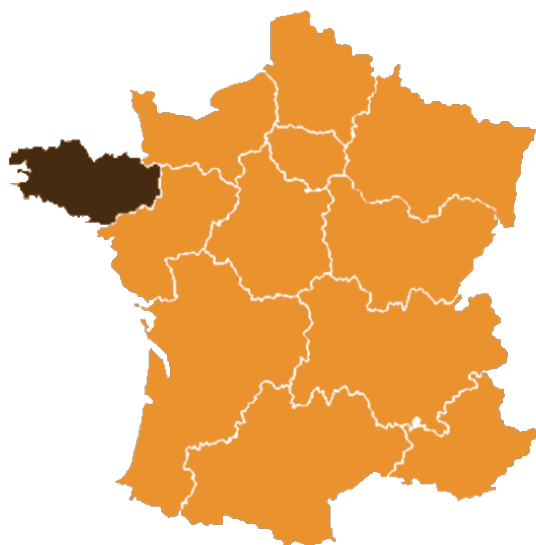
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€206,700

## Key Information

Year Built:	1979
Internal Area:	127 sqm
Land Area:	0.54 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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