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## House for sale in Lamballe Armor in Brittany

Lamballe Armor , Côtes-d'Armor , Brittany



**€798,700**

inc. of agency fees

5 Beds   3 Baths   250 sqm   1.34 ha

EXCEPTIONAL. Old sublimated farm, in Lamballe, dynamic town where life is good, rich community life with modern cultural and sporting facilities, a beautiful market square, a lake for picnics, all the...

### At a Glance

<b>Reference</b>	MFH-DIN12185-IM	<b>Near to</b>	Lamballe Armor	<b>Price</b>	€798,700
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	250 sqm
<b>Land</b>	1.34 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

EXCEPTIONAL. Old sublimated farm, in Lamballe, dynamic town where life is good, rich community life with modern cultural and sporting facilities, a beautiful market square, a lake for picnics, all the services, shops and schools of the primary to high school. The location of this house is ideal and so rare, from the city center, in an instant we turn, we enter a small path lined with oak trees and we are there, at home, in the

countryside, greenery, a meadow, trees, and a magnificent farmhouse which dominates its land, large windows everywhere to let nature in, a warm, functional interior, optimal layout, beautiful materials and beautiful services, the whole is harmonious, fluid, On the ground floor, the living space is vast, the rooms open onto each other, the entrance is equipped with large cupboards with wardrobe, the high-end equipped kitchen with central island for cooking and eating, super friendly, all surrounded by panoramic windows to enjoy nature, dining room with large bay window et cozy living room in front of wood stove with large bay windows, Japanese partition to isolate the office space, a bedroom on the ground floor entrance with cupboards, a master suite including a bedroom, a bathroom-wc and a dressing room, a laundry room and wc. Upstairs, the landing leads to three spacious and bright bedrooms, a beautiful terrace, a bathroom and a shower room, two toilets. Large attached garage. Opposite, a pretty stone outbuilding ideal for a workshop of around 80 sqm! storage near the coast - 2h30 from Paris via TGV, 10 minutes from the wild beaches Outside, the old barn, charming stone building stone, has recently benefited from a qualitative renovation, natural slate roof, aluminum joinery, slab, walls rejoined with lime, beautiful exposed framework, 80 m2 to use as you wish, perfect for artist's studio, yoga room , professional premises, teleworking office etc., Land of more than 1 hectare of trees bordered by the river! Ideal for a family!

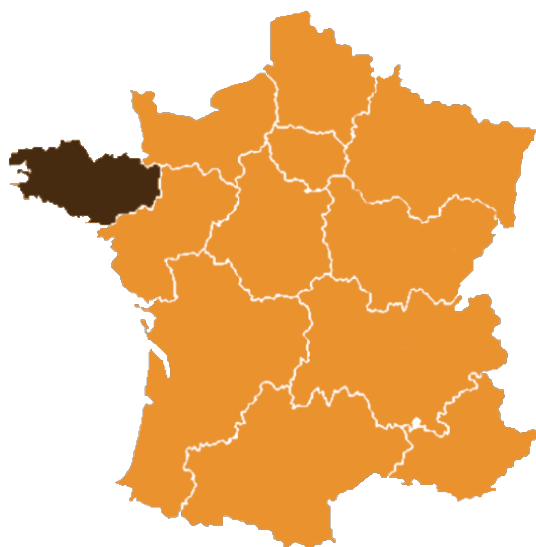
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€798,700

## Key Information

Internal Area:	250 sqm
Land Area:	1.34 ha
Property Features:	
• Orientation:	ouest
Has a Garden	Yes

## Location: Brittany





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