

## PFSB/Customer 766

### Large Family House in Beautiful Brittany



Close proximity to market towns of Pontrieux and Guingamp, numerous beaches within a half hour drive, city of St Brieuc a half hour drive away. Historical buildings such as La Roche Jagu and Abbaye de Beauport a short distance away.

#### Ground Floor:

Large Living Room - fully insulated, wooden floor, numerous electrical points, double glazed large window with large very efficient log burner.



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Email [franceonlinewebsite@gmail.com](mailto:franceonlinewebsite@gmail.com)

Dining Area - Fully insulated, double glazed, wooden floor with numerous electrical points.



Entrance Hall - White UPVC front door leading to spacious Entrance Hall, Wooden floor, double glazed and fully insulated.



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Multi Use Room - split level room currently used a gymnasium, double glazed wooden window, fully insulated with its own separate exit to outside.

Kitchen – large, functional but in need of some tlc and upgrading.

Reception Room - separate room offset from the kitchen, at present has a fireplace, needs renovating to be functional.

Utility Room - large space ready plumbed for dishwasher and washing machine with exit to large garden. With separate toilet and washing facilities.

### First Floor:

Master Bedroom - double glazed upvc windows with window seats, wooden floor, plenty of room to add fitted wardrobes or add an en-suite.



2<sup>nd</sup> Bedroom - upvc window, wooden floor, again plenty of space to add fitted wardrobes.

3<sup>rd</sup> and 4<sup>th</sup> Bedrooms - smaller rooms but with ample space for double beds and bedroom furniture, both have wooden floors, bedroom 3 has double glazing upvc unit, bedroom 4 awaiting update.

5<sup>th</sup> Bedroom - small bedroom, wooden floor, functional.

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Separate Bathroom - Split level lone standing bath, wooden floor and upvc double glazed window. Absolute luxury.



Shower Room - Beautifully renovated shower room with sink unit and toilet with black slate style tiles on the floor, double glazed upvc window, fully insulated room with tastefully tiled walled area.



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Attic Floor - Large attic, boarded throughout, with electrical points, and new velux windows in the roof to provide plenty of light.

Cave - beneath the property is a large "cave" which can provide lots of storage space, room for anybody's wine collection.

Outside Area:

Large outside area with numerous outbuildings, large patio and gravelled area to allow access to Brittany's sunny climate.



Large vegetable growing area with a large solar tunnel (available for sale if required) and separate large grassed garden containing shrubs and fruit trees.



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The property has an outside well with pump to allow the garden to be watered.

Cleansing cesspool, biannual cleaning required. Mains drainage to arrive soon.

Email Ian on [ian.melbourn@yahoo.co.uk](mailto:ian.melbourn@yahoo.co.uk) for more information or to arrange a viewing, or  
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