

# French Properties Direct

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**Edge of village location**

**Traditional Breton-style house**

**Potential for B&B income**

**Surrounded by beautiful countryside**

**Easy access to ports and airports**

**DPE = D    GES = E**



**Le Gouray, Cote d'Armor  
Ref 10379**

**Offers in the Region  
Of €150,000**

This traditionally styled Breton property is nicely positioned in around a quarter of an acre of well landscaped, mature gardens with lovely views. The house, which is built over three floors has 5 large bedrooms, a spacious living/dining room with a fireplace and a fitted kitchen with plenty of room for a large table and chairs. One of the bedrooms is on the ground floor along with a bathroom and separate WC. There is a shower room with separate WC adjacent to the remaining bedrooms upstairs. The lower ground floor is generous, housing a double garage, wood store, wine store, mini gym, boiler room, utility room and a built in barbecue chimney. The area has plenty of shelving and storage space. Each of the three floors has a surface area of around 120m<sup>2</sup>.

Outside there is a second, detached garage, a garden shed and the beautiful, neatly tended, mature garden. The garden includes a vegetable plot, full sized "bouladrome" and plenty of well chosen flowers and shrubs.

The house is set out so that anyone could create their own successful B&B with owner's accommodation on the ground floor and four, with a possibility of five, bedrooms on the first floor. There would also be scope to redesign some of the basement area to create bedrooms or a small self contained apartment (STC). The area is popular with holiday makers and the average B&B in the area costs 90 to 120 euros per night for a double room.

#### **BASEMENT** *Around 120m<sup>2</sup>*

#### **GROUND FLOOR** *Around 120m<sup>2</sup>*

**Living/dining room** 36' 1" x 16' 5" (11m x 5m)

**Kitchen** 18' 1" x 9' 2" (5.5m x 2.8m)

**Hallway** 6' 7" x 23' 0" (2m x 7m)

**Bathroom** 2.4

#### **WC**

**Bedroom 1** 14' 9" x 14' 9" (4.5m x 4.5m)

#### **FIRST FLOOR** *Approx 120m<sup>2</sup>*

**Bedroom 2** 8' 2" x 11' 6" (2.5m x 3.5m)

**Bedroom 3** 11' 6" x 19' 8" (3.5m x 6m)

**Bedroom 4** 13' 1" x 13' 1" (4m x 4m)

**Bedroom 5** 13' 1" x 13' 1" (4m x 4m)

**Bathroom** 3

#### **ADDITIONAL BUILDINGS**

There are two gated entrances with driveways to the basement garage and the detached garage. Garden Shed.

#### **GARDEN**

Large garden which surrounds the house, laid to lawn with mature flower beds and shrubs. Vegetable Garden and Boules Terrain. The gardens have always been well maintained.

#### **ADDITIONAL INFORMATION**

##### **Heating**

Oil fired central heating with radiators in every room and in the living room there is an inset wood burner.

##### **Mains drainage and sewerage**

**360m<sup>2</sup> of habitable accommodation (including the basement areas)**

**Around 1229m<sup>2</sup> of land**

**Recent tax fonciere = 45 euros a month**

**Closest shops and services are a short walk away**

#### **ABOUT THE AREA**

The house is situated on the edge of a charming traditional village. You can walk to the Boulangerie for your daily bread and easily enjoy life as part of the community. The education offered locally is superb, and health care is enviable. The village itself has bars, a restaurant, small weekly market, a well stocked supermarket, boulangerie, post office, medical centre, primary school and many independent shops. The larger town of Merdrignac is 15 minutes away with Lamballe 20 minutes away. Lamballe has a very large weekly market, plenty of shops, bars and restaurants among it's historical half-timbered buildings. It's also famous as the home of Brittany's working horse breeding and training centre.

As is the way in Brittany, community is everything and the house is set in a lovely community. All of the neighbours are very friendly and helpful. The surrounding countryside is beautiful and there are plenty of fantastic walks on quiet country lanes and around the nearby lake with breathtaking views. It is just over 20 minutes to the coastal village of Morieux and the ferry town of St Malo is around an hour away.





To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

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These details do not form part of any contract and all measurements are approximate.