

# AR-GÊR Immobilier



## Mur de Bretagne

Total area 1357m<sup>2</sup> This very grand semi - detached town house is set on the edge of the bustling town of Mur de Bretagne, with plenty of commerce and tourist attractions nearby, it is currently run as a successful B&B. With 6 bedrooms, one being on the ground floor with en-suite facilities, the other 5 are on the first and second floor, some of which are also en-suite.

6 Bedrooms

Total area 1357m<sup>2</sup>

Habitable area 225m<sup>2</sup>

(Reference: AG-201497)

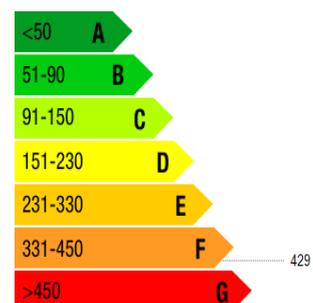
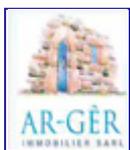
# 89880 € FAI

Prix net vendeur **84000 €**  
Négociation agence: **7% TTC**

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The grand house has many traditional features and has retained the feel of a typical French town house. Although set in a town, there is a large garden with a variety of different hidden areas, planted with plenty of trees, shrubs, herbs, fruit trees and roses. It is easy to forget that you are actually in a town.

Entrance hall. 1.56 x 2.70 (4.21m<sup>2</sup>) + 0.50m<sup>2</sup>. Wooden floor. Double doors to kitchen. Door to lounge. Staircase. Door to WC.

WC/under stair storage.

Lounge. 5.00 x 4.64 (23.20m<sup>2</sup>). Marble fireplace. Chestnut parquet floor. Large window to front.

Kitchen. 5.51 x 4.95 (27.99m<sup>2</sup>). French windows to small balcony. Full range of cream base units with traditional curtains. Dresser type shelving units. Island unit. Pantry with washing machine and shelves. ½ way height wood panelling. Tiled splash back with stained glass feature.

Bedroom 1. 2.88 x 3.90 (11.23m<sup>2</sup>). Wooden floor. French windows to front.

En-Suite shower room. 0.93 x 2.90 (2.69m<sup>2</sup>). WC. Pedestal wash basin. Tiled shower. Extractor fan. Electric towel heater.

1st floor.

Landing. 1.67 x 0.87 (1.45m<sup>2</sup>). Wooden floor.

Bedroom 2. 5.79 x 4.48 (28.08m<sup>2</sup>). Wood floor. Window to front. Window to side. Fire place. Door to further room. 5.00 x 3.63 (15.15m<sup>2</sup>). Window to front. Wood floor

En-suite shower room. 1.90 x 1.60 (3.04m<sup>2</sup>). Window to front. Square 60cm tiled shower. WC. Wash basin. Electric heater.

Bedroom 3. 4.48 x 5.79 (28.08m<sup>2</sup>). Wooden floor. Window to front. Window to side. Electric heater.

En-suite bathroom. 1.52 x 2.56 (3.20m<sup>2</sup>). Stained glass feature. WC. Wash basin. Bath with shower over. Wood panelling and tiled walls.

2nd floor.

Room. 5.02 x 2.04 (10.24m<sup>2</sup>) Currently used as hobby room. Wooden floor. Window to front. Door leading to:

Bedroom 5. 2.84 x 4.05 (11.62m<sup>2</sup>). Roof light. Wooden floor. Fireplace. Door leading to :

Room. 2.63 x 4.34 (11.41m<sup>2</sup>) Window to front. Currently used for storage.

Room. 3.05 x 1.24 (3.78m<sup>2</sup>). Roof light. Wooden floor. Door to:

Passage. 1.21 x 3.86 (4.67m<sup>2</sup>). Door to:

Room. 3.40 x 3.34 (11.35m<sup>2</sup>). Window.

Outside:

Double gates allow access to the gravelled parking area at the front of the house and garden. Steps leading up to front door. Steps leading up to French windows into groundfloor bedroom. Steps leading up to French windows into kitchen. Steps leading down to cellar. The cellar is the full size of the footprint of the house, houses the electric water heater and at the far end there is access through to the cave leading also to the garden.

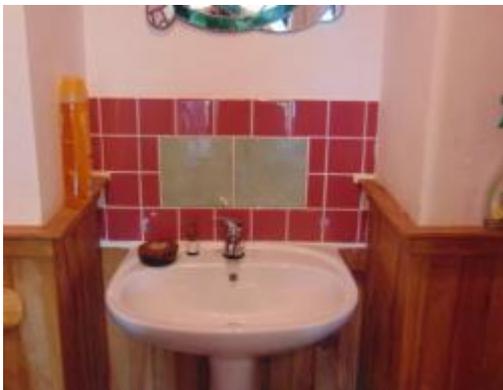
Double garage 5.00 x 3.03 (15.15m<sup>2</sup>).

Garden shed.

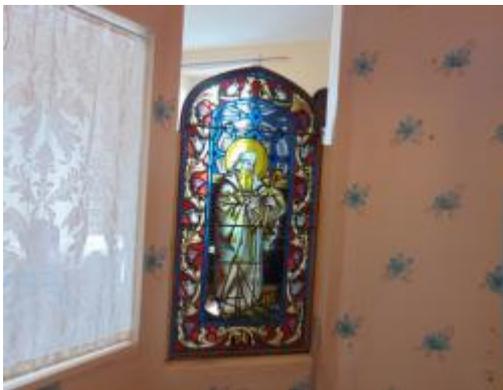
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