

PFSBO/Customer 906

## Beautiful longere in North Brittany - Pommerit Le Vicomte.



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**Renovation to be completed.**

**The house is south facing and situated in a little hamlet of 6 houses, 1.5 km from the village itself.**

**Lanvollon - 10mins**

**Paimpol - 20 mins**

**Guingamp 15 mins**

**Saint Brieuc - 40 mins**

**St Malo/Dinard airport - 1hr 40 mins**

**Roscoff - 1 hour**

**Close proximity to the bustling sailing port of Paimpol, beaches and coastal resorts such as St Quay Portrieux, Etables sur Mer and Plouha.**

**The city of Saint Brieuc, with all major retail, food and DIY outlets is 40 minutes drive.**

**The village itself has good local amenities - 8 a Huit supermarket, boulangerie, pharmacy, Tabac, local Doctors.**

**Schools - Two primary. Secondary schools in Pontrieux and Guingamp.**

**Hospitals - Guingamp (A and E); Saint Briec (all major specialities).**

**The property is a Breton longere, converted into 2 self contained cottages and a main house.**

**Total acreage is 2700m<sup>2</sup> - split into a front garden and drive with parking for 5-6 cars.**

**The rear garden is currently meadow, excluding the area immediately adjoining the rear of the property, there is a wooden frame atelier with electricity and water supply.**

**The roof is in good order throughout.**

**The 2 cottages have been used as holiday lets in the past. They could be used again for this purpose or converted into a studio or games room for teenagers.**

### **Main house**

**Large kitchen with French doors to front of house, double bedroom and bathroom above.**

**Large salon, with wood burning stove, numerous electrical, telephony and hard wired points for electric heaters. UK satellite connection.**

**Utility and storage room with fitted cupboards and downstairs loo.**

**Back door leading to a 4 x 5 m patio area - made of armed concrete, would be suitable for conservatory construction.**

**Stairs (temporary currently, but ready to take a standard size staircase) leading to 4 bedrooms (2 double, 2 single) and a bathroom with shower over bath.**

### **Cottages**

**Self contained with kitchen/dining area. Each with 3 small bedrooms and bathroom.**

**Can be seperately metered for electricity.**

## **Works to be completed**

**Septic Tank will need to be replaced.**

**Plaster boarding and roof insulation in main house.**

**Electricity to upstairs in main house (existing supply operating).**

**Staircase in main house.**

**The property offers loads of potential to a buyer with vision and practical skills.**

**There are local authority grants and low interest loans to assist with installation of septic tank.**

**The property will be sold with all fixtures, fittings, tools and equipment.**

**To view or for more information please contact**

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## **PHOTOS**







