



## Bourgeois house

MORLAIX (29)

**1 084 000 €\***

\* Agency fees to be paid by the seller



285 m<sup>2</sup>



12 pièce(s)

## PROPERTY DESCRIPTION

Nestled in the heart of MORLAIX, city of art and history, on the heights with a panoramic view of the Morlaix river "le Dossen" with its charming port and its viaduct, this architectural gem of 318 m2 is erected on a beautiful wooded park of 1.3 hectares, nicely wooded and offering an outbuilding, a 2-box stable, a gardener's house and its greenhouse to renovate, and a caretaker's house.

The beaches of CARANTEC and PLOUGASNOU are approximately 15 KMS away.

PARIS is 3 hours away by TGV, and RENNES in 1 hour 30 minutes.

A bucolic escape into the woods and you will discover, at the bend of the path, the remarkable view of the Dossen and the roofs of the city. Once the heavy oak door is pushed open, the charm of yesteryear is present with its oak woodwork, its red wall hangings, its Second Empire style elm burl furniture.

The authenticity of the place is intact.

The height of the ceilings, the thickness of the walls, the sumptuous monumental staircase with period stringers... time stands still upon entering. The living rooms are generous, with the living room and its fireplace, letting light enter through the high windows, its billiard room and its woodwork invite you to play and relax by the stove.

For moments of tranquility and tranquility, you will enter the winter garden, in art deco style with its mosaics created by the Italian mosaicist, Isidore ODORICO, a room giving off an atmosphere inviting contemplation.

The friendly kitchen, open onto the park, is equipped with a piano stove.

The staircase takes us to the two levels of the sleeping area which accommodate five bedrooms with private shower rooms/bathrooms.

A TV room and its all-glass bow window from 1936, decorated with a fireplace, with a modern atmosphere due to its architecture is located on the 1st floor, where you will admire the sunsets. Four of the rooms are now guest rooms, which represent a high rental yield and can be used immediately.

This building is based on a basement, converted into a laundry room, boiler room, cellar, and porch.

This manor, with its five bedrooms and private bathrooms, its rooms and lounges, its outbuildings and stable, will attract lovers of old stones and authenticity, inspiring them with projects such as: guest rooms, reception venues, or a beautiful family property in the heart of Morlaix.

Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 846397

Property type ..... Bourgeois house

### SURFACES

Living space ..... 285 m²

Land surface ..... 12695 m²

### COMPOSITION

Number of rooms ..... 12

### DPE/GES

DPE ..... 203

GES ..... 43

### APPENDIX

Videophone ..... Non



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle