

Immaculately presented, detached, three-bedroom house with landscaped gardens. Quiet rural location.



## INFORMATION

Town:	Trévé
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1639 m2



## IN BRIEF

Located a few kilometres from the centre of the village of Trévé, this property has been renovated to a very high standard to create superb family accommodation.

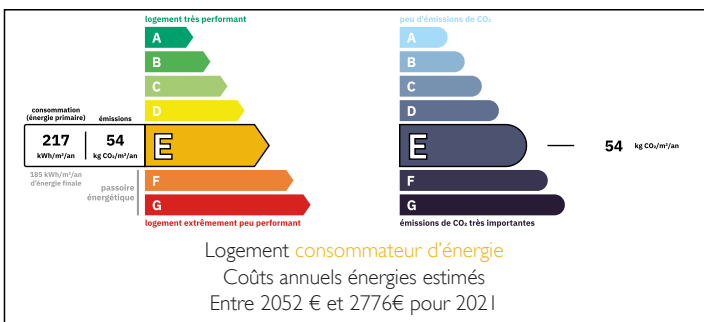


The ground floor comprises a lounge with a feature stone fireplace and log-burner, kitchen, dining room, shower room, and WC. The high-specification kitchen is fabulous, with underfloor heating, an island, integrated appliances (two Electrolux ovens, an Electrolux microwave, dishwasher, wine fridge and a NEFF gas hob) and plenty of drawer and cupboard storage.



The lounge, kitchen and dining room all have glazed double doors

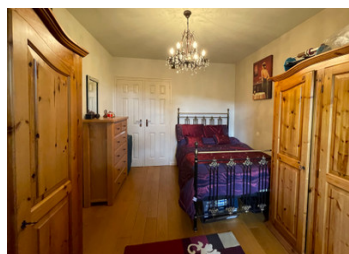
## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

built-in storage.



## DESCRIPTION

Two additional bedrooms are accessed from the staircase in the lounge.

The L-shaped master bedroom is spacious and bright, and there is a further double bedroom and a bathroom situated on this level.

The property benefits from double-glazed windows throughout, and oil-fired central heating.

The beautiful garden surrounds three sides of the property, and there is a well, which is used to water the garden.

There is an area for dining with a summerhouse, BBQ, and outdoor food preparation area. To the rear of the house is a patio area with a boules pitch, and direct access to the kitchen,

There are several sheds used for storage, located at various points around the garden. The driveway at the front of the house, has parking for three cars.

The village of Trevé has restaurants, a bar-tabac, a butcher's, a boulangerie and a hairdresser's. The larger town of Loudéac, with all amenities, is a ten-minute drive away.

## LOCAL TAXES

**Taxe foncière: 450 EUR**

**Taxe habitation: EUR**

## NOTES

### GROUND FLOOR

Entrance with built-in cloakroom storage

Lounge with tiled floor, feature stone fireplace with log burner, windows to front and side, double-glazed door (5.62m x 6.43m)