

Character property in a pretty village, dating from the late 1800s, largely renovated, with courtyard garden.

EXCLUSIVE



INFORMATION

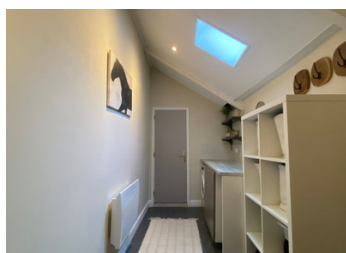
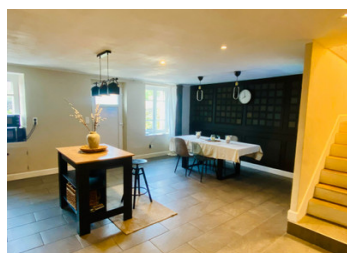
Town:	Gomené
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	84.42 m2
Plot Size:	311 m2

IN BRIEF

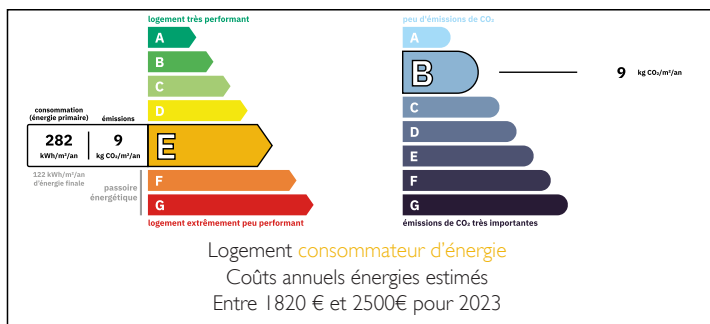
This charming house recently featured on Irish TV is in the heart of a pretty village and within walking distance of a beautiful lake. In "L" form with two facades, the house has been largely renovated, enhancing the original character still present and gives you the opportunity to add your own finishing touches.

Entry is into a large light family kitchen leading to a utility area, lovely bathroom, WC, and ground floor living room with original fireplace and mezzanine above (17m2, to be fitted out). Attached is a large garage (44m2) with second facade, with attic above that could be renovated. Outside is a lovely courtyard garden with a view of the church.

Upstairs are two lovely bright bedrooms with original wooden floors and above those is a converted attic, used as a third bedroom.

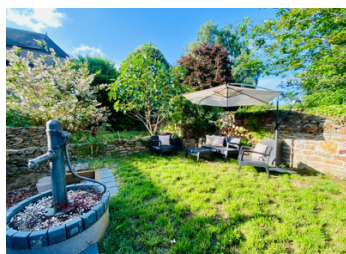


ENERGY - DPE



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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.



DESCRIPTION

Recently featured on a top rated Irish property TV show, this property is composed of two buildings linked in the middle. The main house has been largely renovated, is full of character and is a lovely home ready to move into right away.

The second building forming the other arm of the "L" is composed of a large garage on the ground floor (44m²) with an attic above (approximately 40m² floor surface), and features a separate facade opening onto a courtyard.

The second building could be incorporated into the main house to give additional living space, or indeed be transformed into a separate dwelling (with or without connection between the two). Huge possibilities await!

In the area you have the large regional town of Loudéac with all of the commerces and amenities to be expected. With easy access to the N164 you can explore Brittany at your leisure, the regional capital Rennes (including its airport) is under fifty minutes by car and the north coast can be reached in under an hour.

Gomene

- The Village: Gomene is an ancient village and the architecture reflects this. There is character at every turn. There is a popular crêperie, a beautiful lake with communal BBQ area and playground, the village has a large covered boule piste, skate park, and a primary school.
- Scenic Nature: Gomene is surrounded by beautiful natural landscapes, making it ideal for hiking, exploring and other outdoor activities.
- Historic Sites: Look for traditional Breton architecture and small historic...

LOCAL TAXES

Taxe foncière: 280 EUR

Taxe habitation: EUR

NOTES