

Charming 2 bedroom house with plunge pool, 2 outbuildings and land which could be built on!



EXCLUSIVE

## INFORMATION

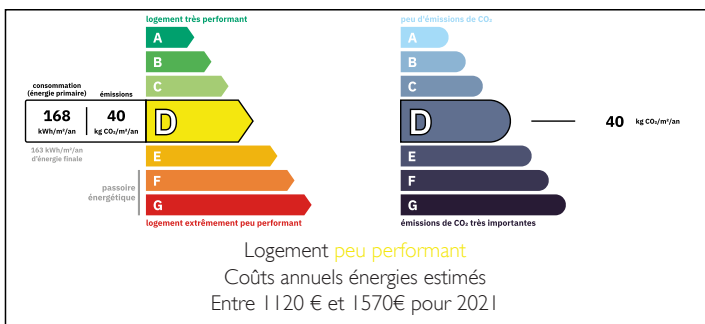
Town:	Trébrivan
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	4432 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of a picturesque village, this two-bedroom gem is a perfect blend of modern comfort and charm. Recently renovated, the property exudes a warm and inviting atmosphere, making it a true haven for those seeking a peaceful and stylish abode.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Ground Floor:

**Entrance Hall:** Step into a welcoming entrance hall that sets the tone for the elegance and warmth that defines the entire home.

**Brand New Kitchen:** The spacious and brand-new kitchen is a culinary delight, offering both functionality and style. Perfect for those who appreciate the joy of cooking and entertaining.

**WC:** Conveniently located on the ground floor, the WC adds an extra layer of practicality to this well-designed home.

**Living Room with Fireplace:** The living room, adorned with a charming wood burner, provides a cozy retreat for relaxation and gatherings.

Upstairs:

**Bathroom:** The upstairs bathroom is a spa-like sanctuary featuring a bath, sink, shower, and WC. It's designed for indulgence and relaxation.

**Bedroom 1:** A haven of comfort, this bedroom comes complete with an ensuite shower room and a built-in wardrobe, combining luxury and functionality seamlessly.

**Bedroom 2:** This bedroom is thoughtfully designed with two built-in storage spaces, ensuring ample room for personal belongings.

**Basement -** Under the house you will find a spacious basement which is currently used as a workshop. It also houses the oil central heating system.

Outdoor:

Step outside to your own private retreat, featuring a delightful plunge pool and a spacious decking area. Perfect for relaxing evenings and entertaining guests.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES