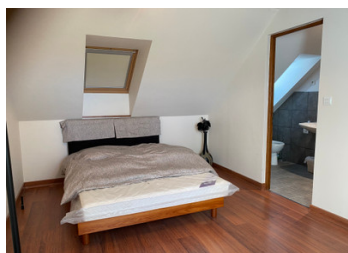


Fantastic 2 bedroom, 2 bathroom converted barn with nice size garden.



## INFORMATION

Town:	Paule
Department:	Côtes-d'Armor
Bed:	2
Bath:	3
Floor:	105 m2
Plot Size:	1930 m2

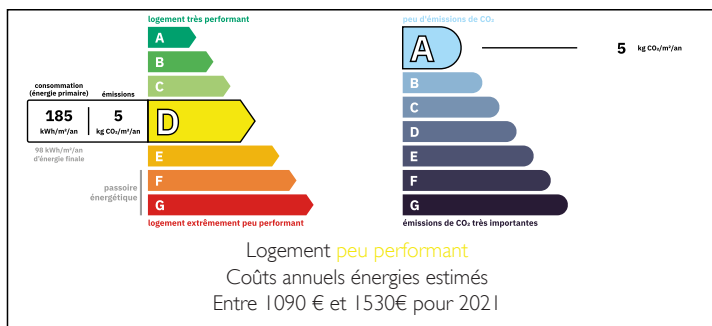


## IN BRIEF

This pretty house was originally a storage barn. It has been lovingly renovated in 2006. An extension for the kitchen was also added.

This house would suit a professional couple, a small family or would be ideal as a holiday home. Most of the furniture could be included. So all you would need it is to bring your luggage.

## 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.



## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entrance by hedged driveway. Gravel parking for 2 to 3 cars.

Entering the open plan living room/dining room by the French windows. There are 5 windows giving lots of natural light and another ornate doorway to the garden. Marble effect floor tiles. A new Godin wood burner and also 2 electric wall radiators, A spiral staircase leads up to the first floor.

Walking through to the Kitchen. A nice modern kitchen with a breakfast bar and stools. There is lots of cupboard space with integral fridge, dishwasher and washing machine. Ariston electric oven and hob. Stainless steel double sink. 2 large window and French doors that lead out to the garden.

There is a downstairs shower with a separate WC, Washbasin with a pretty rosewood look cupboard. Electric radiator. Tiled floor.

1st floor

2 good size bedrooms with veluxes and blinds. Both with ensuite shower rooms. Large walk in jet showers. Tiled floors and electric towel racks.

Wooden doors throughout and electric radiators in every room.

Outside there is the gravel parking area and a garden surrounding the house.

Locality: Rostrenen 10 minutes, Beaches 40 minutes and the Canal Nante/Brest within walking distance for some great walking.