

Detached three-bedroomed stone property, separate annex with double garage, and gardens. Countryside location



INFORMATION

Town:	Gurunhuel
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	1080 m2

IN BRIEF

Located in a quiet hamlet in Gurunhuel, this three-bedroomed property requires some finishing.

The main house is detached, with large, bright and sunny rooms. On the ground floor are an impressive entrance hall, a spacious kitchen, lounge with chimney and log burner, and a utility room with WC. A shower room is also on the ground floor, but would need to be finished by the new owner.

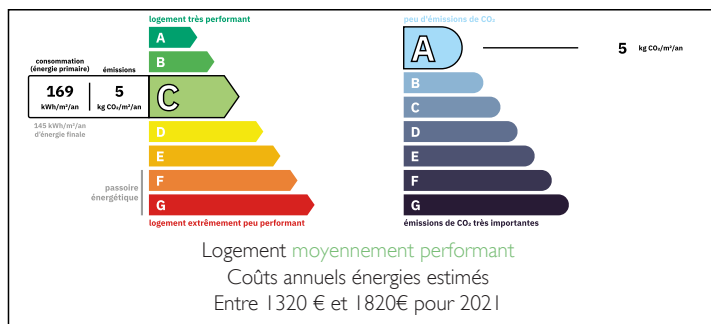
The kitchen features fitted cupboards with wooden work surfaces, and integrated appliances including an oven, microwave, fridge, freezer and dishwasher. There is also a gas hob.

On the first floor are three very spacious bedrooms, and a shower room.

The double garage to the side of the property has space for parking for two cars. IT has also been converted to add a studio, with an open plan room

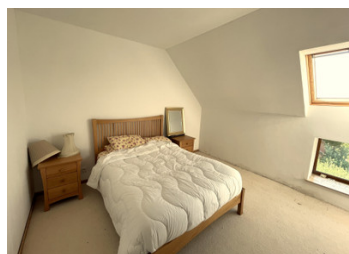


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The towns of Guingamp and Bourbriac are less than a 15-minute drive, whilst the nearest beaches are a 30-minute drive.

MORE DETAILS

GROUND FLOOR

ENTRANCE HALL with wooden floor, window, cupboard under stairs, and stairs leading to first floor (21.20)

Double doors to KITCHEN (5.96m x 5.248m) with tiled floor, grey fitted kitchen units and wooden work surfaces, integrated microwave, oven, fridge and freezer. Windows to front and side, door to front. Double doors to LAUNDRY (1.63m x 3.44m) with fitted cupboards, sink, plumbing for washing machine, Velux window, rear door to garden and window over looking the garden. Separate WC

LOUNGE (6.03m x 4.722m) with wooden flooring, feature stone fireplace with log burner, doors to garden and window to front.

SHOWER ROOM (to finish) (2.44m x 2.00m) with tiled floor, walk-in shower, WC and washbasin.

FIRST FLOOR with spacious landing area with wooden flooring and Velux window.

BEDROOM 1 (5.81m x 5.33m) with carpeted flooring, two large windows and a Velux window.

BEDROOM 2 (3.61m x 3.66m) with carpeted flooring and a window.

BEDROOM 3 (5.88m x 3.94m) with carpeted flooring, two large windows and a Velux window.

SHOWER ROOM (2.82m x 2.05m) with shower, washbasin, WC, tiled floor and towel radiator