

Two-bedroom rural detached property with spacious garden – a perfect lock-up-and-leave holiday home

EXCLUSIVE



INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	65 m ²
Plot Size:	566 m ²

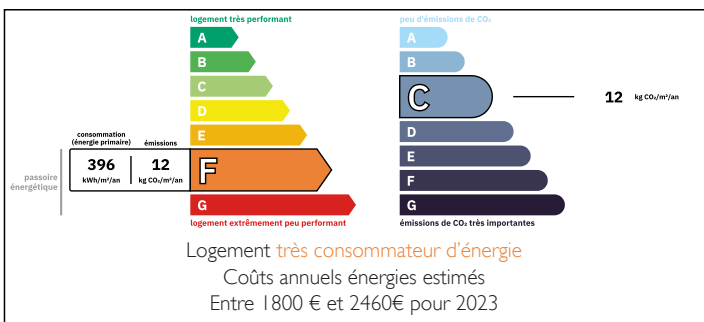
IN BRIEF

Lovely low-maintenance two-bedroomed property which has been renovated to retain the charm and character of the original house. The ground floor has a large open plan area with a chimney and log burner, and a corner kitchen with space for dining. The kitchen is well-equipped and has integrated appliances including a dishwasher, fridge and freezer, and cooker. There is also an induction hob and extractor fan, a breakfast bar and lots of cupboard space.

On the first floor are two bedrooms and a bathroom. The landing space on the first floor could also be used as a small office space, or reading area.

The property has a large enclosed garden to the rear with fabulous countryside views. To the front of the house is an enclosed courtyard with space for parking, and a woodshed.

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

The larger town of Guingamp is a 15-minute drive, whilst the closest beaches are approximately 30 minutes' drive. The property is also conveniently located for the ferry ports of Roscoff and Saint Malo.

Details : Ground Floor

Open plan living room with corner kitchen (8,96m x 4.567m) Kitchen has fitted units, wooden flooring, integrated dishwasher, integrated Electrolux cooler, washing machine, integrated fridge and freezer. Beams and wooden flooring. Stone fireplace with log burner. Understairs cupboard for storage.

Details : First Floor

Landing area with wooden flooring and Velux window (8.16m²)

Bedroom 1 (3.45m x 4.88m) with wooden flooring, Velux window, small double glazed window and electric heater

Bedroom 2 (2.50m x 3.29m) with wooden flooring, Velux window and electric heater

Bathroom (2.42m x 1.65m) with tiled floor, Velux window, towel rail, bath with shower, washbasin and WC.

Exterior : Wood shed, large garden to the rear of the property and a courtyard with space for parking to the front. There is also a small lockable building for storage connected to the house., and a well.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 414 EUR

Taxe habitation: EUR

NOTES