

Traditional French house with 2nd property, both detached. Ideal for multigenerational living or gite rental



## INFORMATION

Town:	Coëtlogon
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	213 m2
Plot Size:	1260 m2

## IN BRIEF

If you are looking for a beautiful family home with a separate gîte for extra income or family, then this is it.

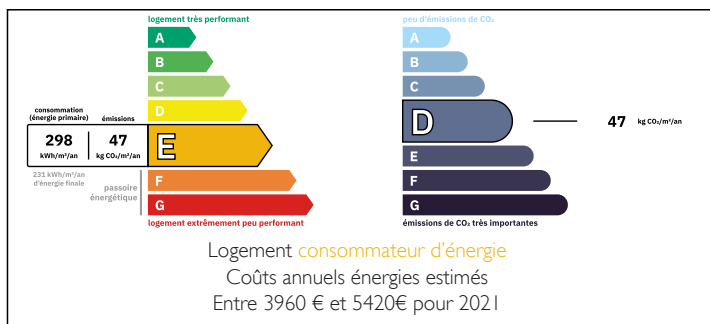
Situated in the heart of Brittany but in a small village next to a small lake, only a few minutes from amenities and the coast and ports in an hour.

The main house is not only attractive from the outside but has been renovated and restored to make a cosy, light filled home. The second property is next door and is freshly renovated throughout with a brand new kitchen and bathrooms.

Just perfect for multi generational living or a good rental income if you are wanting to rent it as a gîte. The property has been newly fenced making it enclosed and perfect for pets.



## 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

### Main house

Entrance to the tiled hall. The new fully equipped modern kitchen (3.63 x 3.19) to the right with double-glazed window and space for a dining table. To the left is the bright and spacious lounge and dining room (3.6 x 8.6). Flooded with natural light and access to the front garden. The insert fire the focal point of the room, with central gas heating on the ground floor and electric radiators throughout the property.

The ground floor has two double bedrooms, bedroom 1 (3.5 x 3.2), bedroom 2 (3.2 x 3.4) with double-glazed units and central heating. The first floor completes with family bathroom with bath (1.9 x 2.5) and separate wc.

The first floor has a further 2 double bedrooms, bedroom 3 (4.82 x 3.59) bedroom 4 (3.7 x 4.4) both with plenty of storage space with fitted units.

The first floor has a shower room with wc and wash basin (2.12 x 0.89)

The property has an extra room perfect as an office or dressing room or suitable as a child's bedroom. (2.99 x 2.17)

The loft is accessible from the first floor and whilst is perfect for storage could be extended for extra bedroom space or a workroom, whatever you desire. There are two loft areas (3.28 x 4.33) and (1.98 x 3.28)

Attached to the property and with direct access from the kitchen is the garage (6.908 x 3.305) . Perfect as a workshop or other with electricity and a...

## LOCAL TAXES

Taxe foncière: **614 EUR**

Taxe habitation: **EUR**

## NOTES