

Spacious four-bedroom former farmhouse, with numerous outbuildings and 27 455m<sup>2</sup> of land. Peaceful environment



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Connan         |
| Department: | Côtes-d'Armor        |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 145 m <sup>2</sup>   |
| Plot Size:  | 27455 m <sup>2</sup> |



## IN BRIEF

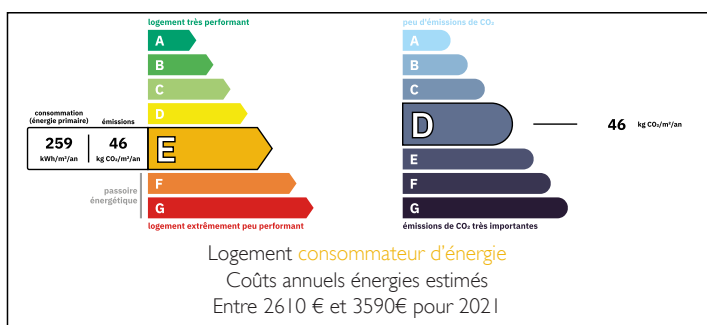
There are lots of possibilities for this proposition in Saint Connan, consisting of a spacious main house, which could be reconfigured into two separate properties, a large parcel of land and numerous large outbuildings. Set in a very quiet location, and not overlooked.

On the ground floor of the main property is a large kitchen, with oak cupboards, a gas hob and integrated appliances (electric oven, fridge and dishwasher), a large lounge with an impressive stone fireplace, a bedroom with ensuite WC, a shower room, a rear kitchen, a pantry/cold store and boiler room.

On the first floor are three further bedrooms, a WC and shower room. There is also a large attic space which could be developed to create further bedrooms.

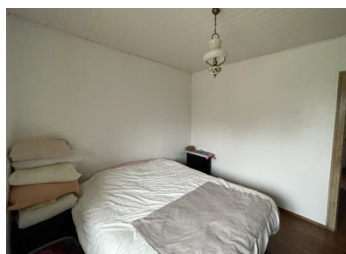
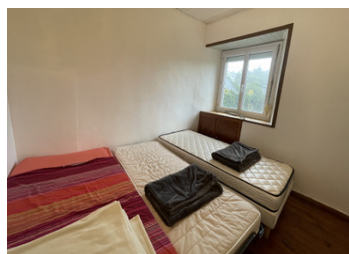
The house sits on a plot of 27 455m<sup>2</sup>, providing

## 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

Partially double-glazed. Oil-fired central heating. Septic tank which conforms to regulations.

Located in Saint Connan, a short drive from the larger towns of Quintin and Guingamp.

### GROUND FLOOR

Kitchen with oak units, integrated dishwasher, electric oven and fridge, gas hob, sink unit and 2 x radiators. Windows to front and rear and tiled floor (4.39m x 6.29m)

Lounge with large stone fireplace for an open fire, tiled floor, 2 x windows and 2 x radiators (5.66m x 5.39m)

Rear kitchen with cupboards, gas hob and induction hob, sink unit 2 x double-glazed windows and 2 x radiators. Tiled floor. (5.24m x 3.92m)

Pantry / cold room with double-glazed window and tiled floor (5.81m x 2.51m)

Boiler Room (3.556m x 1.445+1.966m)

Bedroom 1 with tiled floor, radiator and window (2.83m x 5.17m). Ensuite WC /washbasin (2.23m x 0.97m)

Bathroom 1 with shower over bath and washbasin, Tiled floor and window (2.47m x 2.17m)

WC (1.02m x 2.55m)

Bedroom 2 (2.63m x 3.04m) with wooden flooring, double-glazed window and radiator

Bedroom 3 (2.93m x 3.43m) with wooden flooring, double-glazed window and radiator

Bedroom 4 (2.91m x 2.99m) with wooden flooring, double-glazed window and radiator

## LOCAL TAXES

Taxe foncière: **689 EUR**

Taxe habitation: **EUR**

## NOTES