

Pretty 3 bed, 2 bathroom longere in Paule.

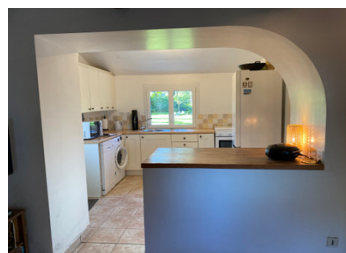


INFORMATION

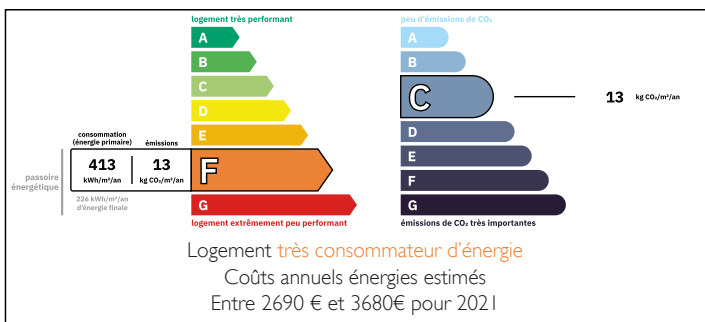
Town:	Paule
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	1056 m2

IN BRIEF

This longère is designed for flexibility, making it an excellent choice for a family home, a vacation retreat, or as a rental opportunity with a gîte. The configuration allows for easy division into two living spaces, with separate entrances if desired, providing potential for rental income.



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 property is surrounded by scenic countryside, offering tranquility and beautiful views, ideal for outdoor enthusiasts or anyone seeking a slower pace of life. There's also ample outdoor space, perfect for gardening, dining al fresco, or simply relaxing in the serene setting. With local amenities just a short drive away, this longère combines the allure of rural living with modern conveniences—perfect for those looking to escape to the country or invest in a versatile property with rental potential.

House measurements

Living room 18m2

Bathroom 6m2

Bedroom 8.8m2

Kitchen 20m2

WC

Walking through to "gite"

WC and shower 4.35m2

Kitchen 10.47m2

Living room 15m2

Bedroom/office 8.29m2

Bedroom 12.4m2

Separate WC with fittings for another shower 2.41m2

LOCAL TAXES

Taxe habitation: EUR

All measurements are approximate.

NOTES

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