

Spacious country house with farmhouse kitchen, barn, garage, convertible loft and outbuilding!



INFORMATION

Town:	Trébrivan
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	1099 m2

IN BRIEF

This superb house is 5 minutes drive from the town of Carhaix Plouguer.

It has 2 double bedrooms, a very pretty garden with lots of plants and fruit trees and the added bonus of a large garage with parking PLUS a barn.

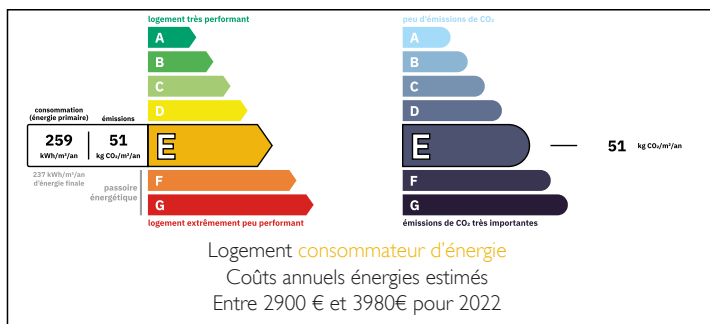
There is a separate attached annexe that can be used for additional accommodation or would be perfect for hobbies, tools or small business use.

There are stairs to the loft that can be easily converted to additional living space.

This property is an excellent choice for homeowners seeking space and versatility.



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.



DESCRIPTION

The house is South facing.

Entrance into hallway.

Ground floor

Kitchen with free standing units, a large gas and electric cooker. Perfect for entertaining guests. This leads onto the utility room with large butler sink, plenty of room for a washing machine and tumble dryer, and a door to the garden. There is also a door from inside the house with direct access to the garage.

There is a modern light and spacious shower room with WC and washbasin.

The Living room has a small wood burner set in exposed stonework and there is also a large bookshelf on the opposite wall.

1st floor

Bedroom 1: Double size bedroom with large window and wardrobe

Bedroom 2: Double size bedroom with large window .

Pretty Bathroom: with bath, bidet, WC and washbasin.

Stairs to 2nd floor and loft. Lots of storage space.

Outside

Annexe that has been recently used as a shop. This also has a mezzanine floor and has a separate entry door to the house.

Barn

Garage with gated parking

Garden

Well.

Roscoff ferry 1 hr 10 mins.

Brest airport 1 hr.

Rennes airport 2 hr.

Information about risks to which this property is exposed is available on the G  orisques website :

LOCAL TAXES

Taxe fonci  re: 682 EUR

Taxe habitation: EUR

NOTES