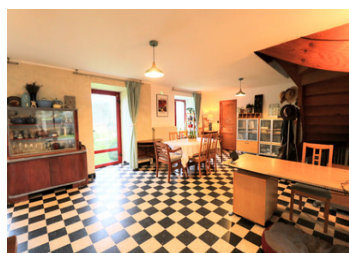
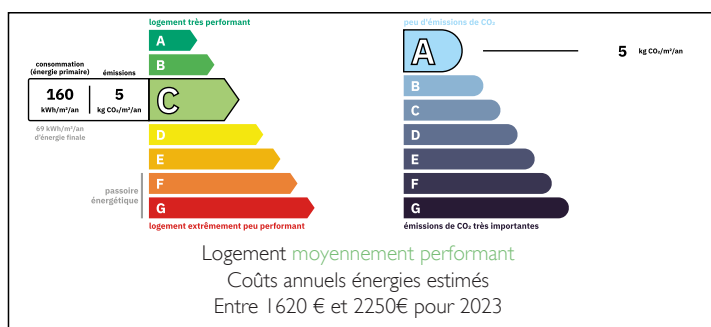


Beautiful 3-bedroom property in prime countryside location. Over 1,500 m<sup>2</sup> of land. A must view!

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Goudelin
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	1532 m2

## IN BRIEF

Located just twenty minutes from the beaches and situated in a peaceful hamlet location, this beautiful stone property is spacious and bright throughout, and surrounded by its well-maintained gardens.

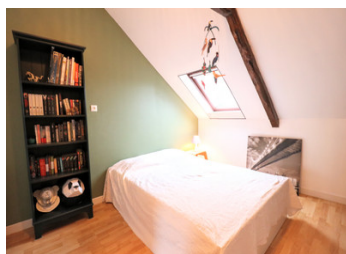
The ground floor accommodation comprises a large living/dining room, with fitted kitchen, which opens on to a covered terrace. There is also a sitting room, a shower room with walk-in shower, WC and utility room.

On the first floor, a spacious landing area leads to the master bedroom, with en suite shower room, two further bedrooms and a WC with washbasin.

Externally is a large adjoining outbuilding with workshop, a 10m<sup>2</sup> wooden chalet, lawned gardens with established trees and bushes, and raised beds for planting.

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

Located a very short drive to the centre of Goudelin, with local amenities, Goudelin is located 15 minutes from Guingamp, and half an hour's drive from Saint-Brieuc and Lannion. The closest beaches are a 20-minute drive.

### DETAILS

#### GROUND FLOOR:

- Living/dining room with fitted kitchen and access to the covered south-west-facing terrace (4,78m x 10,25m).
- Lounge (4,82m x 4,86m)
- A boiler/laundry room (2,80m x 2,99m)
- A shower room with walk-in shower 92,46m x 2,93m)
- W.C. (0,66m x 1,73m)

#### FIRST FLOOR :

- A large landing area (3,57m x 3,91m)
- Master bedroom (over 23 m<sup>2</sup>) with en suite shower room
- Bedroom 2 (3,37m x 3,47m)
- Bedroom 3 (2,84m x 5,04m)
- WC (1,72m x 1,10m)

#### OUTSIDE

- A large south-west-facing covered terrace of 33 m<sup>2</sup>.
- An adjoining 34 m<sup>2</sup> outbuilding with workshop and storage room.
- A 10 m<sup>2</sup> wooden chalet with slate roof.
- Set in 1,532 m<sup>2</sup> of grounds.

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

## LOCAL TAXES

Taxe foncière: 758 EUR

Taxe habitation: EUR

## NOTES