

Between Bourbriac and Quintin, beautiful property with six bedrooms, outbuildings and a vast plot of 4,000m2.

EXCLUSIVE



## INFORMATION

Town:	Saint-Connan
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	4000 m2

## IN BRIEF

Spacious six-bedroom property, with outbuildings and 4,000m2 of land.

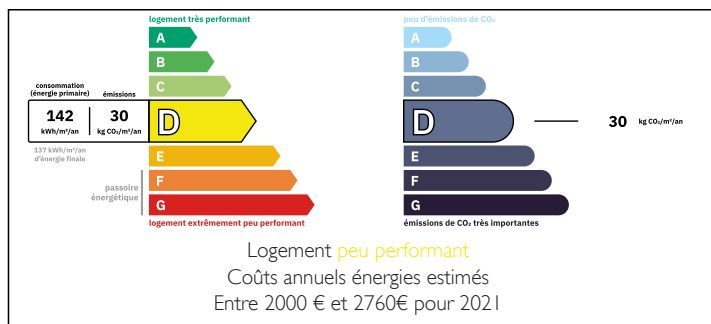
Located between Bourbriac and Quintin, this beautiful stone property, which has been well maintained, offers you many possibilities with its spacious interior, outbuildings and land. It is located in a countryside environment, without close neighbours, located between Quintin and Bourbriac and just 30 minutes from Saint-Brieuc,

On the ground floor is a lovely entrance with a bedroom to the left, and to the right a fitted kitchen which leads to a large living room, with a mezzanine level, and with countryside views. There is also a bathroom and WC on the ground floor.

On the first floor are five additional bedrooms, a bathroom, WC and an access to the rear of the house.

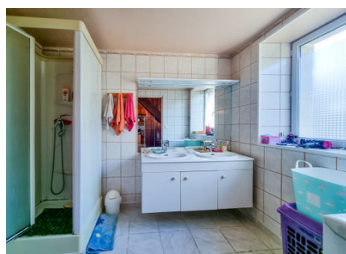


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 423 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Spacious six-bedroom property, with outbuildings and 4,000m<sup>2</sup> of land.

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Outside, are spacious grounds (4 000m<sup>2</sup>), a workshop, with an electricity connection, and a large garage. The garden also has a well.

The property is heated by gas, and is double glazed.

### GROUND FLOOR

Kitchen (approximately 13 m<sup>2</sup>) with a tiled floor

Living room (approximately 36 m<sup>2</sup>) luminous, with tiled flooring, radiator and exposed beams,

Mezzanine (with a surface area of approximately 35 m<sup>2</sup>) with a Velux window

Bedroom 1 (approximately 18 m<sup>2</sup>) with wooden flooring and a radiator.

WC Salle d'eau

### FIRST FLOOR :