

Beautiful 2 bedroom house set on over 2000m of land. Perfect mix of modern and stone house features.



## INFORMATION

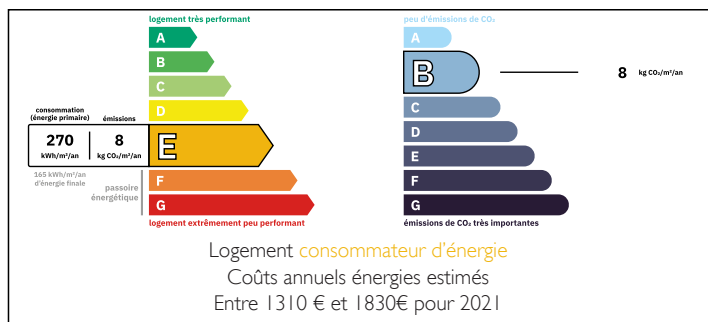
|             |               |
|-------------|---------------|
| Town:       | Bourbriac     |
| Department: | Côtes-d'Armor |
| Bed:        | 2             |
| Bath:       | 2             |
| Floor:      | 75 m2         |
| Plot Size:  | 2343 m2       |

## IN BRIEF

Charming 2-bedroom stone house with a modern extension, blending old-world character with contemporary comfort. Naturally light-filled spaces, featuring a cozy wood burner, electric heating, and double glazing. Set in a peaceful hamlet just outside Bourbriac, with over 2000m<sup>2</sup> of garden, charming outbuildings, and a garage. Move-in ready with no works needed!



## 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

Nestled in a tranquil hamlet just outside Bourbriac, this charming 2-bedroom stone house seamlessly blends traditional character with modern conveniences. The property boasts an extension that enhances its naturally bright and airy feel, while exposed stone walls and tasteful finishes add to its charm.

On the ground floor, you'll find a spacious lounge with a wood burner, a fully equipped kitchen, and a dining area bathed in natural light. A shower room with shower, sink and WC completes this level. Upstairs, two generous double bedrooms showcase beautiful exposed stone features, and a stylish bathroom features a classic roll-top bath, perfect for unwinding.

Double glazing, electric heating, and a move-in-ready condition ensure comfort and convenience. Outside, the property sits on an expansive 2000m<sup>2</sup>+ garden with delightful outbuildings, a garage, and plenty of space for outdoor enjoyment. The garage offers additional storage or workshop potential.

Located near Bourbriac, a charming Breton town known for its local markets, historical sites, and friendly community, this home offers the perfect blend of countryside serenity with easy access to essential amenities. A perfect retreat for those looking for character, comfort, and space in a picturesque setting.

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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 habitation: EUR

## NOTES