

OFFER ACCEPTED Tastefully renovated two bedroom stone house with garden and field, near Guingamp.

EXCLUSIVE



INFORMATION

Town:	Coadout
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	4870 m2

IN BRIEF

OFFER ACCEPTED This superb, tastefully renovated two bedroom stone house is situated at the end of a lane in a quiet hamlet, just fifteen minutes from desirable Guingamp.

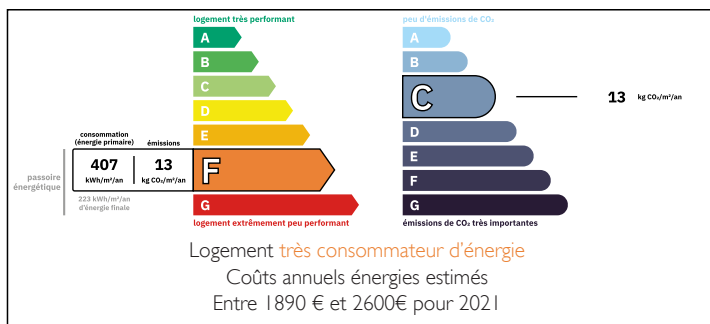
Exposed stone and characterful wooden beams, large windows letting light flood in and a wood burning stove give an inviting ambience. The open plan kitchen is perfect for family life or entertaining with guests, with views over the gardens front and back. Also on the ground floor are a useful utility area and a spacious shower room with WC.

Up the wooden staircase with its carved handrail is a bright landing leading to two large bedrooms with large Velux windows.

Attached to the house is a large wooden garage with a concrete floor. There is another stone outbuilding, ideal for storage.

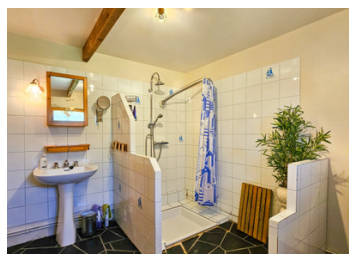


ENERGY - DPE



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: 312 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OFFER ACCEPTED A bar and a school are located in the village nearby. The pretty village of Bourbriac is ten minutes by car and has local shops, a restaurant, two schools, a leisure centre, bank, bakery, vehicle garage, newsagent and a hairdresser. The large city of Saint-Brieuc is just thirty minutes by car.

Situated just a fifteen minute drive from the centre of historic Guingamp, vibrant culture is just on the doorstep.

Guingamp, located in the Côtes d'Armor department of Brittany, France, is a charming town known for its rich history, architecture and rich cultural heritage. Here are some main attractions:

- Basilique Notre-Dame de Bon Secours: This impressive 12th-century basilica is noteworthy for its stunning architecture and elaborate stained glass windows.
- The historic town centre: Featuring quaint streets, traditional Breton houses, and local shops, the town centre is perfect for leisurely strolls and discovering local crafts.
- Château de Pierre: Although primarily a ruin, the remains of this castle offer a glimpse into the feudal history of the area and scenic views of the surrounding landscape.
- The Enclos Paroissial: A beautifully preserved church enclosure that showcases typical Breton architectural styles, attracting visitors interested in religious heritage.
- Festival de Cornouaille: Held annually, this vibrant festival showcases Breton culture through music, dance, and traditional cuisine, drawing both locals and tourists.

- Nearby Nature: The surrounding countryside