

House of character with three bedrooms and its vast plot between Saint-Brieuc and Guingamp



INFORMATION

Town:	Lanrodec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	2528 m2



IN BRIEF

It is twenty-eight minutes from Saint-Brieuc, twelve minutes from Guingamp, and twenty minutes from the sea that Leggett Immobilier offers you this stone house, a characterful farmhouse, in a green setting and close to school transport.

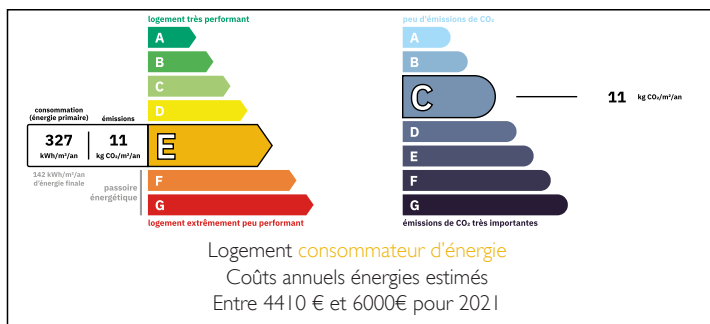
The house is composed on the ground floor: a large entrance/stay, an office, a dining room with fireplace, a fitted kitchen, a toilet, a bathroom, a room that can be refurbished as a master suite and a laundry room.

Upstairs, you will find three beautiful bedrooms, one with an office, a bathroom with shower, bath, toilet, double basin sink.

The heating is electric. Individual sanitation is up to standard.

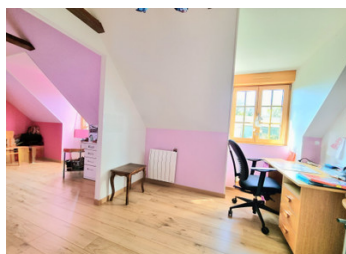
Outside, a large wooded garden, with garage, shelters, storage outbuildings, path and tarred parking.

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: 439 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Twenty-eight minutes from Saint-Brieuc and twelve minutes from Guingamp, twenty minutes to the sea, Leggett Immobilier offers you this stone house, a characterful farmhouse, in a green setting and close to school transport.

The house consists of:

On the ground floor:

- a beautiful entrance, a living room with a surface area of about 35 m²,
- from an office.
- a large dining room with a surface of approximately 25 m², with fireplace;
- a furnished kitchen. From the kitchen you access the garden.
- a room of approximately 15 m², to be fitted out;
- a bathroom,
- of a laundry room;

Upstairs:

- 3 beautiful rooms with a surface of about 13, 18, and 22 m². The smallest has an adjoining desk.
- a bathroom with shower, bath, double sink and toilet.

Outside, in front of the house, a gravel courtyard facing south.

Behind the house, the garden will delight lovers of greenery while enjoying the paved path, a guarantee of comfort and cleanliness, and the garage of many vehicles.

On the practical side, you benefit from a garage, a wooden shelter, an outbuilding, formerly a horse box, enough to store widely.

Dry inertia electric heaters on the DRC and fluid on the floor. Individual sanitation is up to standard.