

Charming three-bedroom character stone property, with garage, woodland and small hangar on a plot of 3860m2

EXCLUSIVE



## INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	3860 m2

## IN BRIEF

Located in a peaceful hamlet on the outskirts of the village of Bourbriac, this property offers spacious accommodation over two floors, with original features throughout.

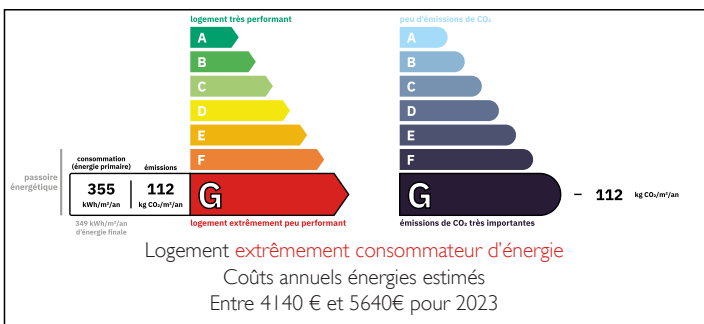
On the ground floor are an entrance hall, a fitted kitchen, with space for dining, a large lounge with a fireplace, a shower room, separate WC, and a utility room. On the first floor are three double bedrooms and an additional WC with a washbasin.

Opposite the house is a large two-storey garage/workshop. To the rear, is a further garden, with an outbuilding, and a pathway leading to the woodland..

The property benefits from double glazing throughout, oil-fired central heating, and an open fireplace.

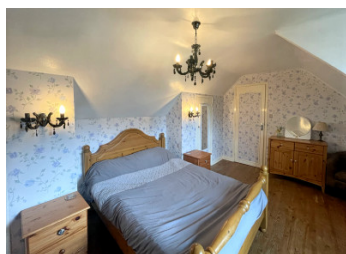


## ENERGY - DPE



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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 habitation: EUR

## NOTES

## DESCRIPTION

The house is a short drive from the centre of Bourbriac, where you will find all amenities including restaurants, a bar, bakers, supermarket, pharmacy, etc. The larger medieval town of Guingamp is a fifteen-minute drive.

### DETAILS

#### GROUND FLOOR

Entrance hall with tiled floor

Kitchen with fitted cupboards and drawers, electric oven and gas hob, large window, tiled floor and radiator (3.45m x 3.27m)

Lounge with beams and exposed stone wall. 2 large windows, glazed door opening on to the courtyard, stone fireplace and 2 x radiators (20m<sup>2</sup>)

Bathroom with shower, washbasin, bidet, radiator and tiled floor (2.74m x 1.70m)

WC with tiled floor

Utility with plumbing for washing machine and heating boiler (3.51m x 1.71m)

#### FIRST FLOOR

Bedroom 1 with wooden flooring, storage cupboards, double-glazed window and radiator (4.77m x 3.99m)

Bedroom 2 with carpet, radiator, double -glazed window and built-in storage (3.88m x 3.66m)

Bedroom 3 with carpet, radiator and double -glazed window (2.24m x 3.83m)

WC and washbasin

#### EXTERNAL

Courtyard