

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.

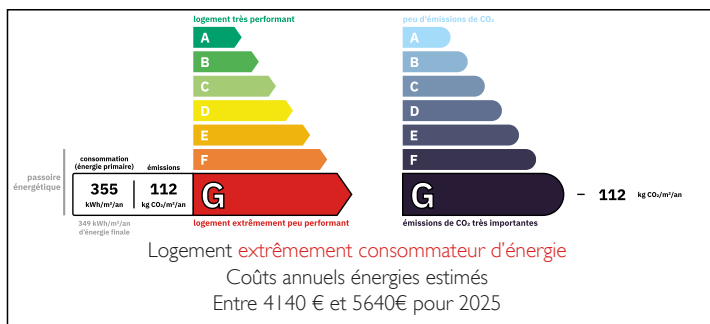
On the ground floor are an entrance hall, a fitted kitchen, with space for dining, a large lounge with a fireplace, a shower room, separate WC, and a utility room. On the first floor are three double bedrooms and an additional WC with a washbasin.

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



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 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