LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37119CAW22 Price: 205 000 EUR

agency fees to be paid by the seller

Charming detached 4-bedroom family home set in peaceful countryside, with large garage and over 2.4 ac of land

EXCLUSIVE















INFORMATION

Town:	Éréac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	10000 m2

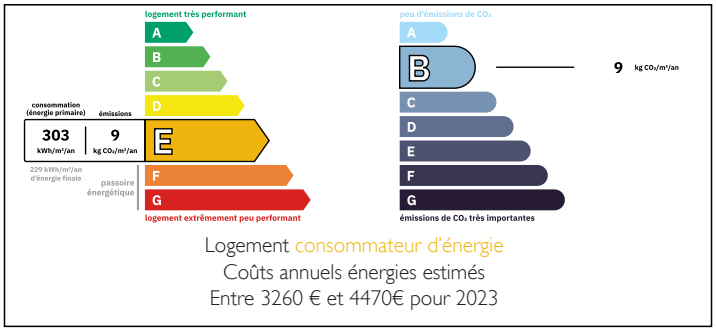
IN BRIEF

This spacious, south-facing stone house is peacefully located just minutes from Éréac, which offers a small shop, a post office and school. Ferries and airport are within an hour drive.

The property includes a generously sized kitchen, large dining room with fireplace, and spacious lounge featuring a wood-burning stove. The ground floor also has a shower room and separate toilet. Upstairs, the landing leads to a cozy library/office, a light-filled bedroom, and a spacious master bedroom with a high cathedral ceiling and ensuite shower room. The top floor, accessed from the library, offers a large bedroom with walk-in wardrobe. Above the dining room is a large room needing renovation, with access to a partially renovated room above.

A full-length lean-to at the back forms a covered terrace, leading to a large double garage with attic storage. Outside, there's an authentic bread oven, a large carport for tall vehicles, and a garden filled with mature plants and trees.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3260 € et 4470€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**550 EUR**

NOTES

DESCRIPTION

Set in the heart of the Breton countryside, this charming south-facing stone house sits in a peaceful setting just a few minutes' drive from the village of Éréac. The village offers essential amenities including a bar with a small shop, a pharmacy, and a garage. Ideally located, the property lies about an hour from both Rennes and Saint-Brieuc, offers easy access to the beautiful north coast beaches while preserving the calm of a rural environment.

The house is full of character and offers generous living space over several levels. On the ground floor, you'll find a good-sized kitchen, ideal for family meals or entertaining, as well as a large dining room with a traditional stone fireplace, creating a warm and inviting atmosphere. The lounge provides a spacious and comfortable setting, heated by a substantial wood-burning stove—perfect for winter evenings. This level also includes a practical shower room with basin and a separate toilet.

Upstairs, above the lounge, the landing leads to a small library or office, a bright first bedroom, and a spacious master suite. This principal bedroom impresses with its high cathedral ceiling and exposed beams. It also benefits from an en-suite shower room with a shower, washbasin, bidet, and toilet.

From the library, stairs lead to the top floor, which features a large loft-style bedroom with a walk-in wardrobe, making it perfect as a guest room or private space.

On the opposite side of the house, above the dining room, is a large room in need of renovation—offering great potential for a studio, additional bedroom, or workshop. Above this space is a small attic room, partially renovated and full of charm.

The property benefits from two wood-burning stoves, one of which feeds central heating to the...