

A beautiful detached home in the heart of the countryside, with exciting scope for a gîte or private annexe.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Yvignac-la-Tour     |
| Department: | Côtes-d'Armor       |
| Bed:        | 4                   |
| Bath:       | 3                   |
| Floor:      | 178 m <sup>2</sup>  |
| Plot Size:  | 1632 m <sup>2</sup> |

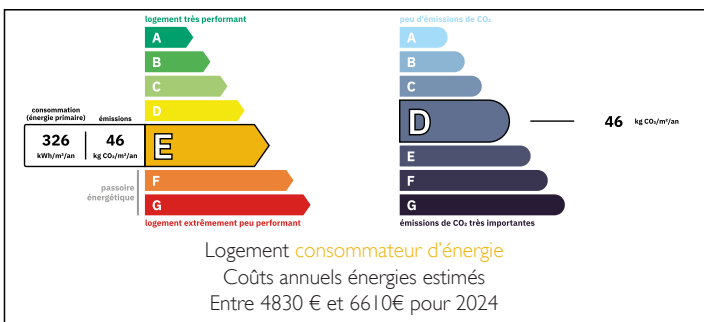


## IN BRIEF

This beautifully maintained and exceptionally well-presented 4-bedroom detached property is surrounded by delightful landscaped gardens, thoughtfully designed to provide multiple seating areas to enjoy the sun throughout the day. The outdoor space is perfect for entertaining, featuring a superb summer kitchen complete with BBQ, pizza oven, and a relaxing hot tub.

Inside, the ground floor offers an inviting spacious lounge with a striking fireplace housing a log-burning stove, creating a warm and cosy atmosphere. The well-appointed kitchen is fitted to a high standard and features a charming cream SMEG cooker, an integrated dishwasher, and a second wood-burning stove for added character. A rear corridor provides access to the garden and leads to a convenient WC, a separate shower room, and a laundry area.

## ENERGY - DPE



Upstairs, a generous landing leads to three

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.



## DESCRIPTION

Adjoining the main accommodation is a versatile self-contained annexe, currently integrated into the home but offering potential for independent living if desired. This area includes a bright living room with kitchen facilities and stairs leading to an additional bedroom with en-suite shower room. Previously used as a successful gîte, the current owners have seamlessly connected the spaces to create a flexible and flowing layout, ideal for extended family living or guest accommodation.

A spacious adjoining outbuilding offers excellent potential for use as a garage, workshop, or storage space, while a charming stone shed and a greenhouse provide additional versatility for gardening enthusiasts or hobby projects.

This exceptional home combines elegance, comfort, and versatility — making it the perfect choice for full-time living or as a stylish retreat.

The historic medieval town of Dinan is just a short 10-minute drive away, offering charming cobbled streets, vibrant markets, and excellent amenities. The property also benefits from easy access to Rennes and Saint-Brieuc via the RN12, making travel convenient and straightforward.

For international connections, the St Malo ferry port is only 43 km away, while Rennes Airport is just 57 km. In addition, a wealth of stunning Brittany beaches are within easy reach, making this the perfect location for enjoying both countryside tranquillity and coastal escapes.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 574 EUR**

**Taxe habitation: EUR**

## NOTES