

Lovely detached longere with many gorgeous features!! Close to Belle-isle-en-Terre.



INFORMATION

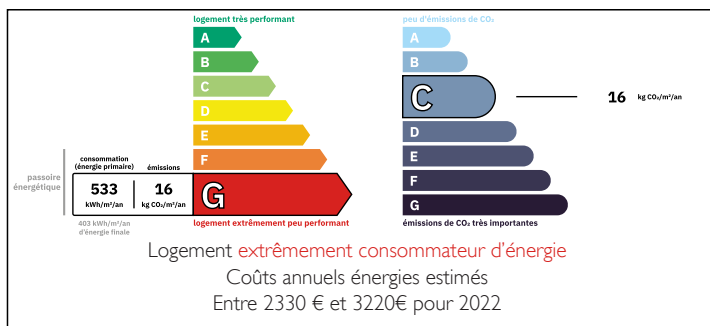
Town:	Belle-Isle-en-Terre
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	3595 m2

IN BRIEF

Charming 3-bedroom longere with a spacious garden. Features an open-plan living and dining area, a large fully equipped kitchen, and includes all furniture and white goods. Beautiful stained glass features on doors. New fosse installed April 2025. Fully conforms. Ready to move in....

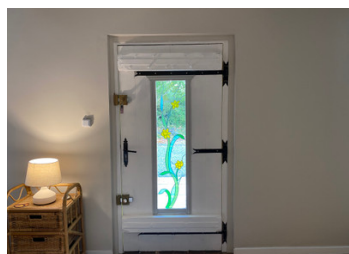


ENERGY - DPE



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 property is accessed through attractive iron gates leading onto a gravel driveway, with parking for two to three cars. An attractive patio area at the front of the house provides the perfect spot to relax and enjoy the surroundings.

The front door opens into a spacious open-plan living and dining area featuring a cosy wood-burner. This leads onto a large, well-equipped kitchen with plenty of space for cooking and storage. On the ground floor, there is also a bathroom with WC, wash basin and bath.

First floor

You will find 3 bedrooms.

Bed 1 features wooden floors, built-in cupboard, and an ensuite bathroom with WC vanity sink, and a modern jet shower.

The landing area offers additional space, ideal for a small desk or reading nook.

Bedroom 2 includes a single bed and cupboard.

Bedroom 3 is a good size with wooden floors and a velux window.

Approximate measurements.

Living room 36m²

Kitchen L shaped. 4.3 x 2.5 = 11.26m² and 2.51 x 2.63 = 6.6m²

Bathroom 1.71 x 2.29 = 3.94m².

Bedroom 1 2.79 x 3.02 = 8.46m²

Ensuite 2.18 x 1.30 = 2.85m²

Bedroom 2 1.51 x 2.98 = 4.51m².

Bedroom 3 2 3.76 x 3.01 = 11.86m²

Outside the property offers a pretty patio area and a substantial garden of 3600m²

There is also a large shed.

The property is a short drive from the village of Belle-isle-en-terre.

Roscoff ferry 50 minutes drive