

Light and spacious three bedroom country home with extensive land including fruit trees, near Loudéac.



## INFORMATION

Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	4595 m2

## IN BRIEF

Discover this bright and spacious stone built longère, with three bedrooms, large veranda, two garages and land with fruit trees – just north of Loudéac.

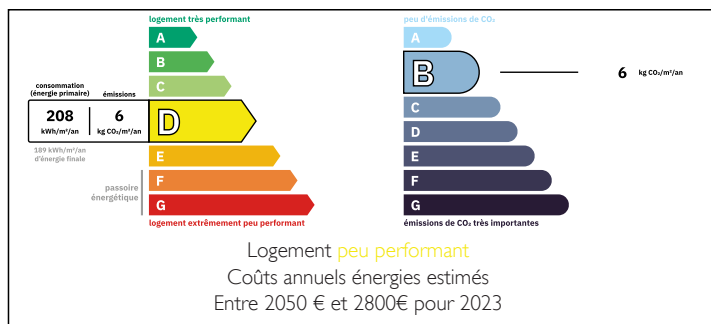
Nestled at the end of a rural lane, this property is surrounded by fields and offers peace and tranquility. Entering into a large and very bright veranda, equipped with retractable awnings, you can regulate the heat in summer and optimize comfort in every season.

This leads through to the grand open-plan living and dining area which includes a fitted and equipped kitchen (wood stove, electric oven, gas and vitroceramic hobs). Adjoining this are a utility room, a separate toilet, a cellar, and a bathroom with balneo and shower.

Upstairs, a large landing to use as an office leads to a spacious master bedroom, as well as a hallway that

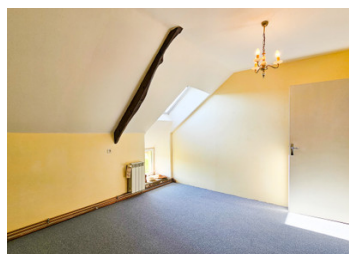


## ENERGY - DPE



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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.



## DESCRIPTION

The advantages of this property don't stop there:

- Attached garage
- Second detached garage
- Greenhouse for gardening enthusiasts

For comfort, the house benefits from double-glazed wood and PVC windows, a double-glazed aluminum veranda, and an efficient heating system with a pellet boiler. Wastewater treatment is provided by a micro-treatment fosse septique.

The roofing material on the main property is comprised of metal sheets, stamped and formed to resemble slate.

Located in a peaceful and rural setting, yet within easy reach of large regional towns, this house is ideal for those seeking the tranquility of the countryside while remaining close to work and amenities.

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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 habitation: EUR

## NOTES