

## Attractive 4-bedroom village house with attic, basement & great potential in Saint-Gouéno



EXCLUSIVE

## INFORMATION

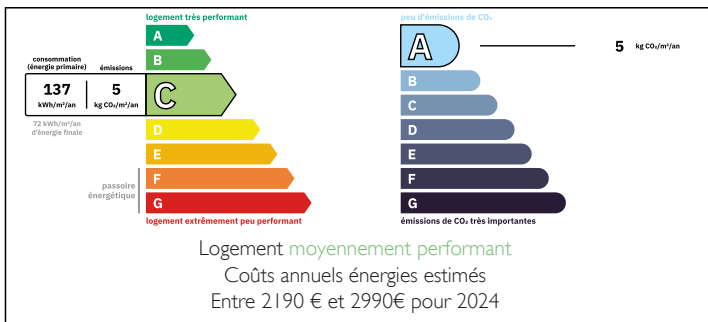
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	152 m <sup>2</sup>
Plot Size:	447 m <sup>2</sup>

## IN BRIEF

Charming character property located in the peaceful village of Saint-Gouéno (22330), offering generous living space and excellent potential. The house is fully double glazed with large windows, providing plenty of natural light, and features attractive wooden flooring and electric radiators. The layout includes a spacious kitchen with dining room, bright lounge, office, and shower room with WC on the main level. Upstairs are four good-sized bedrooms and an additional shower room. A large attic with windows offers further conversion potential (subject to permissions). The full basement provides versatile space for a workshop, games room or storage. Set in a quiet environment with easy access to local amenities and surrounded by beautiful Breton countryside, this property is ideal as a family and holiday home.



## 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

Situated in the heart of the peaceful village of Saint-Gouéno, this charming character property offers generous living space, a flexible layout and excellent potential for further development. The house is fully double glazed with large windows throughout, allowing plenty of natural light to flood the interior. It also benefits from attractive wooden flooring and electric radiators, combining comfort with traditional charm.

The property is arranged over several levels and is both spacious and practical. On the first floor, there is a large, fully equipped kitchen which opens onto a communicating dining room, creating a welcoming and sociable living area. On the other side of the hallway, you will find a bright and spacious lounge along with a separate office, ideal for working from home. A shower room with WC is also located on this level. Upstairs, the layout is well balanced. Two bedrooms are positioned on one side, with a shower room conveniently located between them. Across the hallway, there are two further good-sized bedrooms, providing comfortable accommodation for family or guests. Above, a large attic with windows offers excellent potential for conversion into additional living space, subject to the necessary permissions.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

The property also benefits from a full basement covering the entire footprint of the house. This versatile space could easily be transformed into a workshop, games room, hobby area or additional storage. Located in a quiet and friendly village setting, the property enjoys easy access to local amenities while being surrounded by...