

Charming 3/4 bed stone house with barn set in half an acre of gardens just 5-minutes from Paimpol



INFORMATION

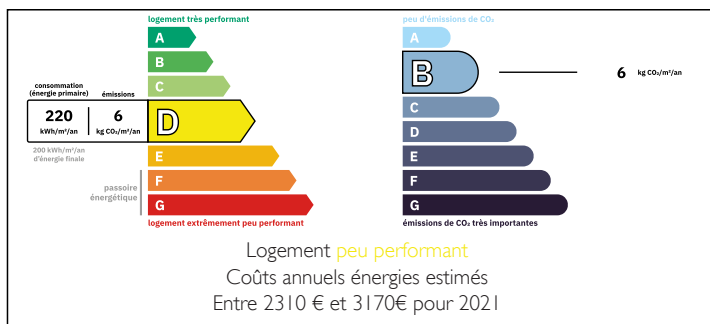
Town:	Kerfot
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2517 m2



IN BRIEF

Set in a rural hamlet just 5 minutes from the amenities of Paimpol and 15-minutes from beautiful beaches, charming stone property, set in half an acre of private gardens with large barn. In the house, an ornate arched stone entrance leads to a spacious hallway with newly-fitted kitchen to one side and large, comfortable living space, with wood burning fireplace (insert replaced in 2023), to the other. To the rear, a large veranda provides the ideal relaxation space linking house and garden. The ground floor is completed by a shower room, WC and garage, which could be converted to separate apartment. Upstairs are 3 bedrooms, one with external staircase to the garden; bureau and newly-fitted shower room. Outside, the large barn provides the perfect workspace for an artisan, keen DIY-er or could...

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.



DESCRIPTION

Stone house 134 m² with barn

- Heating - wood-pellet fuelled
- Drainage - individual septic tank

GROUND FLOOR :

- Entrance hall with storage cupboards
- Living / dining room with fireplace - wood-burning insert
- Véranda
- Fitted kitchen
- Shower room (shower, double sinks)
- WC
- Store room

FIRST FLOOR :

- Bureau / bedroom 13 m²
- 2 Bedrooms 15 m² & 13 m²
- Shower room with shower, washbasin, WC
- Bedroom 4, 21.6 m² with external staircase to the garden

EXTERIOR :

- Terrace
- Enclosed gardens
- Barn 130 m²

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

LOCAL TAXES

Taxe foncière: 1132 EUR

NOTES