

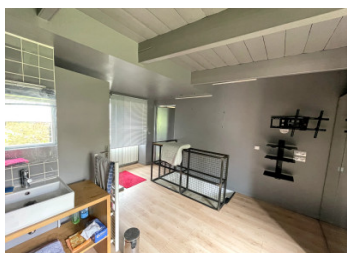
Partially renovated stone property in the heart of the village, with garage and outbuilding

EXCLUSIVE



INFORMATION

Town:	Gommenec'h
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	168 m2
Plot Size:	339 m2



IN BRIEF

This property has great potential! With spacious rooms set out over two floors, some renovation work has already been started on this property. A separate studio has been created over two floors, which incorporates a bedroom with en suite bathroom, and a kitchen/dining room, with a log burner. The studio has a separate entrance and a rear garden terrace. It is a great base to stay in whilst renovating the main house and provides a possible rental income in the future.

The main house does require full renovation. The rooms are spacious and bright, and some windows in these have been updated. On the ground floor is a generous entrance hall, with stairs to the first floor, a lounge with an open fireplace, a dining room, kitchen and laundry room. On the first floor is a landing area, and...

ENERGY - DPE

DPE not required.

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

From the street, there is access to the garage. To the rear of the property is a small courtyard garden and an outbuilding.

The house is connected to mains drainage.

Within walking distance of a village café and restaurant, the house is also just a short drive to the larger towns of Goudelin, Lanvollon and Plouha where you will find all amenities. The nearest beaches are just a 15-20 minute drive.

DETAILS MAIN HOUSE

Ground Floor

- Entrance Hallway with tiled floor, and PVC glazed front door, with blinds
- Lounge (4.14m x 4.60m) with open fireplace. Windows and wooden floor
- Laundry room (2.18m x 3.24m) with open fireplace and glazed PVC door providing access to garden
- Kitchen (3.35m x 4.75m) with wooden flooring and window
- Second lounge (3.99m x 5.23m) with tiled floor, double-glazed window and door to street.

LOCAL TAXES

Taxe foncière: 531 EUR

NOTES

FIRST FLOOR

- Landing Space with window (2.98m x 2.92m)
- Bedroom 1 (9.85m x 4.17m) with fireplace, storage and window
- Bedroom 2 (3.20m x 2.83m) with window
- Bedroom 3 (3.34m x 4.75m) with window
- Bedroom 4 (3.87m x 4.87m) with window – connecting door to studio

STUDIO

- Kitchen with window to front and rear door leading to patio and garden. Fitted kitchen with integrated oven and microwave and induction hob, Log burner.