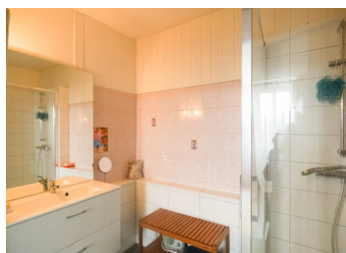


Charming Stone Character House with Enclosed Garden and Outbuildings – 20 mins from Saint-Brieuc



INFORMATION

Town:	Allineuc
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	173 m2
Plot Size:	847 m2



IN BRIEF

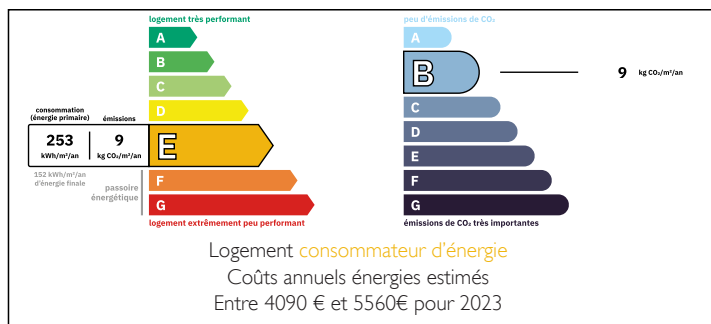
Just 20 minutes from Saint-Brieuc, in the heart of a Breton village, this characterful stone house of approximately 172 m² offers spacious rooms, large windows and particularly light-filled rooms thanks to its south-facing aspect.

It comprises 4 bedrooms, including 2 en-suite bedrooms with private shower rooms, two living rooms, a fitted and equipped kitchen, a walk-in wardrobe, a utility room, ample storage space, a bathroom and 3 WCs.

An enclosed garden, a separate barn and a space to be converted with its own entrance from the street, complete with water and electricity, complete the property.

The courtyard and its access are shared with the neighbouring house. This neighbouring property is also available for purchase, allowing the creation of a

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 foncière: 1095 EUR

NOTES

DESCRIPTION

Spacious rooms and a warm atmosphere.

The large central entrance hall leads to two reception areas and features plenty of storage space, which is practical for everyday use.

The first living room stands out for its remarkable period ceiling and its original open-hearth fireplace, which is no longer in use but retains its decorative appeal.

The second living room, which is particularly light thanks to its large windows and south-facing aspect, offers a generous and welcoming living space. It is fitted with a pellet stove, which serves as the house's main heating source.

The fitted and equipped kitchen is complemented by a pantry. A separate toilet is also located on this level.

The first floor is organised around two en-suite bedrooms.

The wooden staircase leads to the first floor, where there are two large bedrooms designed as true en-suite bedrooms, each with its own en-suite bathroom.

This level also includes a walk-in wardrobe, a utility room with a washbasin, a separate toilet and plenty of storage space, some of which features panelling. The large windows and south-facing aspect contribute to the brightness of the rooms.

A fully fitted top floor.

The second floor features two further bedrooms, bringing the total number of bedrooms to four.

A bathroom with a bath and a separate toilet complete this level.