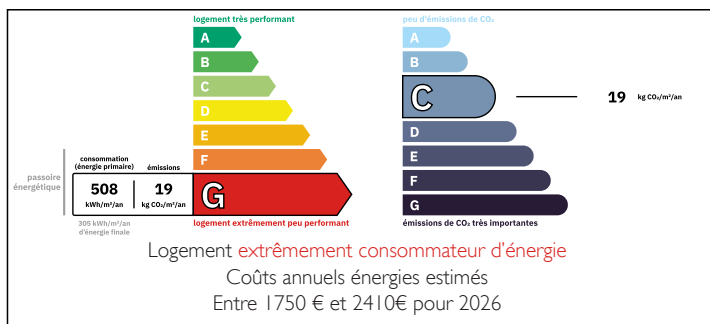


Charming stone cottage with versatile outbuilding. Quiet location. Ideal permanent or holiday home

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	53 m2
Plot Size:	240 m2

IN BRIEF

This pretty, low-maintenance stone cottage is situated in a quiet location close to Bourbriac and would be equally suitable as a permanent home or lock-up-and-leave holiday property. Viewing is highly recommended.

Well-presented throughout, the property also benefits from a versatile outbuilding and a cottage garden.

The ground floor accommodation comprises a small entrance porch, leading to a bright and welcoming lounge ((5.1m x 9.5m) with a corner kitchen and useful pantry.

The kitchen has plenty of storage, an integrated cooker, sink unit and dishwasher.

The lounge also benefits from two windows overlooking the garden and has a woodburner.

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: 450 EUR

NOTES

DESCRIPTION

The first outbuilding (2.21m x 3.26m) offers versatile additional space, with electric heating, WC, sink and plumbing for a washing machine. It could be used as a home office, studio, hobby room or provide space for visiting family. The second outbuilding (5.14m x 4.06m) provides useful storage space.

The property benefits from double glazing throughout, and is heated with the woodburner, and electric radiators.

The property is situated in a hamlet close to Bourbriac, where there is a range of everyday amenities including a supermarket, doctors, boulangeries and a bank. The larger medieval town of Guingamp is approximately 10 minutes away, while the stunning north Brittany coast can be reached in less than 30 minutes by car.

Major transport connections are also within approximately 90 minutes, including the ferry ports of Roscoff and Saint-Malo, the airports at Rennes and Brest, and high-speed rail connections at Guingamp.

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