

Beautiful 5 bedroom house, with 2 bedroom gite plus spa with sauna and hot tub.



## INFORMATION

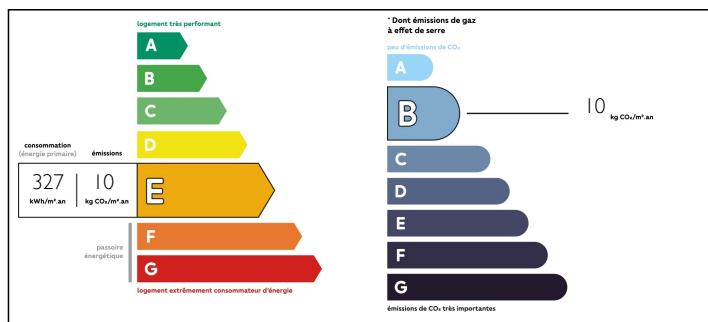
Town:	Lescouët-Gouarec
Department:	Côtes-d'Armor
Bed:	6
Bath:	6
Floor:	230 m2
Plot Size:	1801 m2

## IN BRIEF

This gorgeous house has many original features and provides everything you need for comfortable modern living. You will not have to do a thing. Just move in and run your guest house business or enjoy as a large family home.



## 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: **996 EUR**

## NOTES

## DESCRIPTION

Large double gates lead to a courtyard garden with fish pond and a well, with a path leading up to the front door.

DINING ROOM (25m<sup>2</sup>) with original flagstone flooring, exposed beams, and feature stone wall with fireplace and wood burning stove.

OPEN PLAN KITCHEN (7m<sup>2</sup>) fitted cupboards, large range cooker with 5 gas rings, electric griddle, 2 electric ovens and grill. Overhead extractor to outside. Double sink with drainer and dishwasher.

LIVING ROOM (19m<sup>2</sup>) with windows to the front and rear of the house, wood floor, feature stone wall and fireplace with wood burner.

CLOAKROOM (5m<sup>2</sup>). W.C. and wash hand basin.

STAIRS TO:-

BEDROOM 1 (15m<sup>2</sup>) wood floor, window to the front, fireplace. EN-SUITE SHOWER ROOM, WC, wash hand basin and heated towel rail

BEDROOM 2 (10m<sup>2</sup>), wood floor window to the front

BEDROOM 3 (14m<sup>2</sup>) wood floor, fireplace EN-SUITE SHOWER ROOM, WC, wash hand basin and heated towel rail.

SHOWER ROOM with WC, wash hand basin, and heated towel rail.

STAIRS TO:- second floor, carpeted throughout (storage under the eaves)

BEDROOM 4 (11m<sup>2</sup> into eaves), EN-SUITE SHOWER ROOM, WC, wash hand basin and heated towel rail.

BEDROOM 5 (12m<sup>2</sup> into eaves), EN-SUITE