

Stunning 4 bedroom house with fantastic size garden in countryside location

EXCLUSIVE



INFORMATION

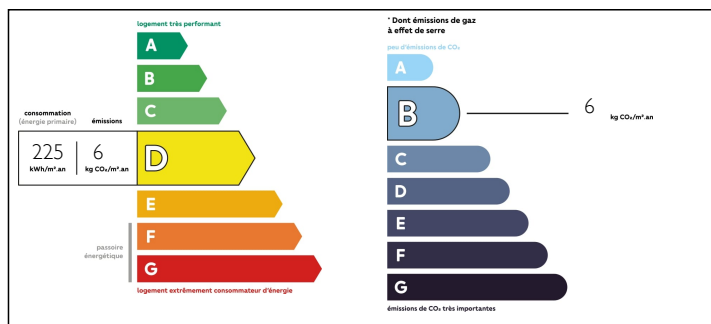
Town:	Gurunhuel
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	107 m2
Plot Size:	1500 m2

IN BRIEF

Situated in a quaint hamlet, with views over the stunning countryside is this well presented, beautiful 4 bedroom house, including one on the ground floor. The house is naturally light and spacious and have lovely features including exposed stone walls. The property sits on 1500m² of land and has a lovely decked area for outside dining.



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.



NOTES

DESCRIPTION

The House

On the ground floor

- Kitchen with wood burner
- Hallway with stairs to bedroom
- Bathroom with sink, toilet, shower and bath
- Lounge with wood burner with stairs leading to 2 bedrooms
- Bedroom

Upstairs from the hall

- Double bedroom with WC

Second set of stairs from the lounge leading to

- Two bedrooms

Outside

- Garden to the front and rear of the house
- Decking area for hot tub or outside dining
- Workshop/store room
- Wood store
- Gated entrance

The property benefits from double glazing throughout

The house is only 20 minutes from Guingamp and equal distance from Callac, both dynamic towns with all amenities including train stations.

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