

Five-bedroom detached and spacious house. Quiet location. Possibility to buy additional land. A must view!



INFORMATION

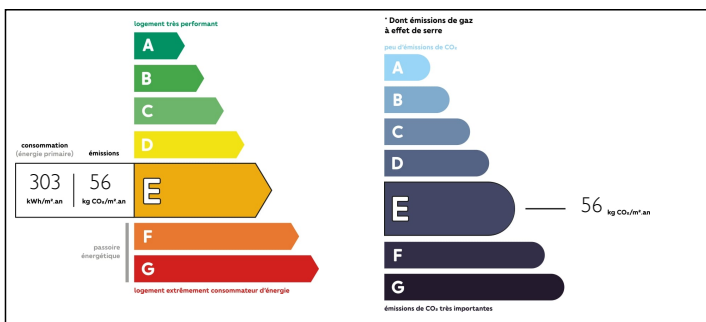
Town:	Saint-Brandan
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	131 m2
Plot Size:	1000 m2

IN BRIEF

This fabulous house offers well-proportioned and bright family accommodation. On the ground floor are a large entrance hall with storage, a spacious lounge, with insert log burner and space for dining, a fitted kitchen, a back-kitchen, a bedroom and a WC. The terrace is across the front of the property offering lovely views of the garden. Four bedrooms, a shower room and separate WC can be found on the first floor. The main accommodation sits over a large basement, where there are a storage room, boiler room and large garage. The house is connected to mains drainage and benefits from double glazing throughout and oil-fired central heating. The house is on a plot size of 1000m2 and there is also the possibility to acquire additional land and a hangar. The property is accessed via a private, gated driveway which leads to a large parking area and the garage.



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.



DESCRIPTION

Located on the outskirts of Saint Brandan, close to the towns of Quintin and Plaintel and only 17km from Saint Brieuc. Saint Brandan has several shops, a restaurant and bar-tabac. The closest beach is only a 20-minute drive.

Ground Floor

Entrance Hall (6m²) with marble flooring, radiator and storage closet. Doorway leading to basement.

Lounge (35m²) with stone fireplace, inset log burner, marble floor, 3 x radiators and 3 x windows. Double doors to entrance hallway.

Kitchen (12m²) with fitted units, integrated oven and microwave, electric hob, radiator and window. Tiled floor.

Back-kitchen (7.5m²) with gas hob, storage cupboards, sink unit, window and door to garden. Tiled floor.

Bedroom 1 (9.7m²) with tiled floor, window and radiator

WC (0.9m²) with tiled floor.

First Floor

Bedroom 2 (12.2m²) with laminate flooring, window, and radiator

Bedroom 3 (10m²) with laminate flooring, window, radiator and storage cupboard

Bedroom 4 (9.8m²) with concrete floor, window and radiator

Bedroom 5 (11.8m²) with laminate flooring, window, radiator and storage cupboard

Shower room (6.2m²) with tiled floor, Velux window, radiator, washbasin with vanity unit and large walk-in shower

LOCAL TAXES

Taxe foncière: **939 EUR**

NOTES