

Beautifully-presented, three-bedroom house set in established garden in a peaceful location. A MUST VIEW!



INFORMATION

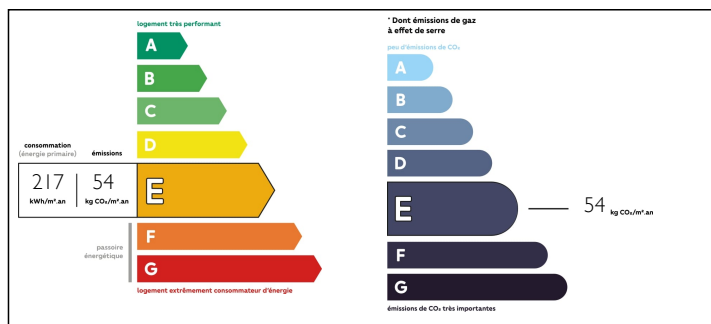
Town:	Trévé
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1639 m2



IN BRIEF

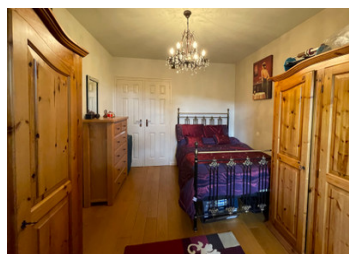
This house is located a few kilometres from Trévé and has been renovated to a very high standard, retaining many original features, and creating superb family accommodation. The main entrance leads into an L-shaped lounge with a feature stone fireplace and log-burner. The high-specification kitchen is fabulous, with underfloor heating, an island, integrated appliances (two Electrolux ovens, an Electrolux microwave, dishwasher, wine fridge and a NEFF gas hob) and plenty of drawer and cupboard storage. The dining room on the ground floor has a double door which opens onto the garden, and a chimney not currently used, but which could be reopened. There is also a modern shower room, and separate WC, on the ground floor. Stairs from the dining room lead to a first-floor bedroom, which has an exposed stone wall and doors leading to a balcony set over the garden affording panoramic views. There is also a separate WC with wash basin,...

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: 350 EUR

NOTES

DESCRIPTION

The additional bedrooms are accessed from the staircase in the lounge. The L-shaped master bedroom is spacious and bright, and there is a further double bedroom and a bathroom situated on this level.

The property benefits from double-glazed windows throughout, and oil-fired central heating.

The beautiful garden surrounds three sides of the property, and there is a well, which is used to water the garden. In addition to a cosy summerhouse, there are several sheds located in various points around the garden, which are used for storage. There is also a BBQ, and a driveway with parking for three cars. To the rear of the house is a patio area, with access to the kitchen, and a boules pitch.

The village of Trevé has restaurants, a bar-tabac, a butcher, a boulangerie and a hairdresser. The larger town of Loudéac with all amenities is a ten-minute drive.

GROUND FLOOR

Entrance with built-in cloakroom storage

Lounge with tiled floor, feature stone fireplace with log burner, windows to front and side, double glazed door (5.62m x 6.43m)

Kitchen with underfloor heating, island, fitted cupboards, integrated appliances, gas hob and extractor fan, radiator, plumbing for washing machine, door leading to patio at rear, window overlooking garden to the front (15.25m x 3.12m)

Dining room with stone fireplace (with electric fire), wood laminate flooring, radiator and double door leading to the garden (3.87m x 4.60m)

Shower room with tiled wall and floor, radiator, frosted window, large power-shower with seating