

3 bed stone longère with outbuildings in quiet countryside just 10 mins from coast. Potential to convert into two dwellings.



## INFORMATION

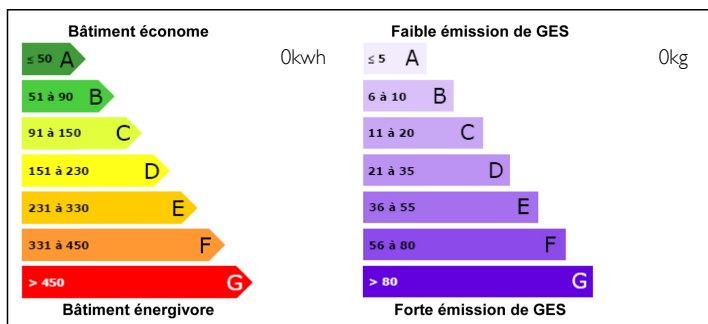
Town:	TREGUIDEL
Department:	Cotes d Armor
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	3915 m2



## IN BRIEF

This very attractive stone longere is situated just outside the village of Treguidel in tranquil countryside and comes with a large attractive garden. It is partly renovated, although the majority of the property has been finished to a high standard. There are currently three bedrooms although there are other rooms to finish which when completed could add another two bedrooms to the mix. There is also the potential to create a separate annex downstairs with a separate entrance. The property benefits from double glazing, central heating and mains drains. Outbuildings include a large open barn and workshop. The property is only 5 mins from the small town of Lanvollon with a large amount of amenities including supermarkets, doctors, vet, boulangeries, restaurants, garage etc. The buzzing seaside town of Binic with its popular weekly market and huge sandy beaches is only 10 mins away.

## 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

### GROUND FLOOR

- Salon with open chimney (in use), exposed beams, views to garden.
- Kitchen with hand-crafted fitted wooden units, exposed beams, windows to garden.
- Utility Room with space for freezer, shelving
- Bathroom with shower, window to garden
- Separate WC
- Bedroom 1 with window to garden
- Storage room
- Annex room to complete with dual aspect windows and velux. Extremely bright. All in place for gas and electric. This could be a separate 'granny flat' with its own entrance via the workshop. Space for a mezzanine.
- Workshop / storage space.

## LOCAL TAXES

**Taxe foncière: 500 EUR**

### 1ST FLOOR

- Bedroom 2 with window to garden.
- Separate WC
- Bathroom with bathtub, handbasin, bidet. Window to garden.
- Bedroom 3 with window to garden, leading to large unfinished room which could be made into a 4th bedroom or study. Has windows to front and rear.

### EXTERIOR

- Very attractive large garden of 3915m<sup>2</sup>. Outside terrace.

### LOCATION

The property is on the outskirts of Tréguidel - a pretty and peaceful village just 5 mins from the friendly town of Lanvollon which has supermarkets, doctors, banks, restaurants and a weekly market. A 10 min drive will take you to the buzzing seaside town of Binic with its lively harbour full of shops and

## NOTES