

Detached four bed village property with barn, private parking and large garden overlooking countryside



## INFORMATION

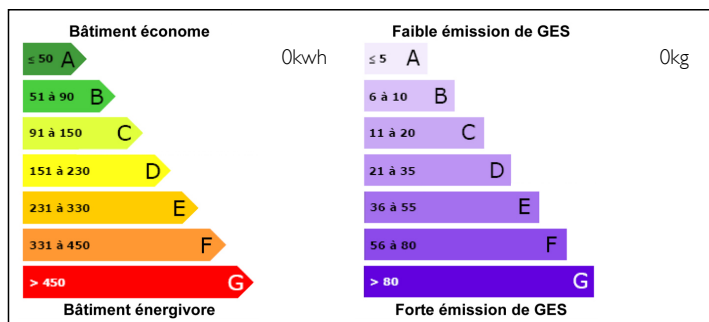
|             |               |
|-------------|---------------|
| Town:       | Illifaut      |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 137 m2        |
| Plot Size:  | 1707 m2       |

## IN BRIEF

A lovely 4 bed family home benefitting from edge of village location, walking distance to village amenities, and overlooking countryside from the garden. Private parking and a large barn complete this package



## 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: 471 EUR**

**Taxe habitation: 850 EUR**

## NOTES

## DESCRIPTION

From the driveway and private parking, the property has a fenced and gated courtyard area to the front,

Entry to the house opens up to;

Family dining kitchen and lounge area with parquet flooring and French windows to the front, following onto a corridor at the rear with access to rear garden. Kitchen and lounge area have radiators fitted.

Ground floor Double bedroom with parquet flooring and radiator

Shower room with shower, basin, WC and radiator

1st floor

A large, light corridor leading to;

Three double bedrooms

Bathroom with bath and shower over, basin, WC and electric towel heater.

Separate WC

There is access to the loft area which has insulation with boarding on the floor

Electrics are in place should you wish to convert this to further rooms.

At the back of the house, there is a lawned garden with some mature trees and shrubs, and a wild flower garden. A number of sheds provide storage and include a chicken shed.

The gardens are private and overlook countryside.

The hangar/barn has a concrete floor and is 2 story into the old hay loft. With a lockable door, this provides further dry storage.

The cellier, next to the house, has lighting and electric, it houses the hot water tank and provides even further storage space. The roof to this part was replaced in 2012.

The property is situated in the village of Illifaut, which has a bakery for daily fresh bread, and a