

3-bed, detached house modernised internally throughout, with approx 1.5 acres of land and outbuildings.



INFORMATION

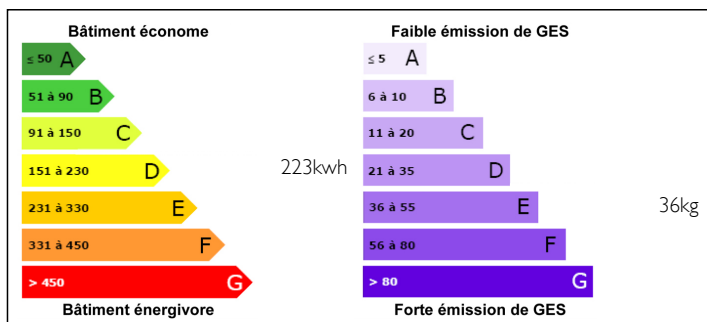
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|-------------|---------------|
| Town: | ROUILLAC |
| Department: | Cotes d Armor |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 5890 m2 |



IN BRIEF

This house is set in a quiet hamlet on the outskirts of the village of Rouillac. Already a good sized family home, the current owners have modernised it from top to bottom. There are three spacious bedrooms and a shower room upstairs and the landing area has been cleverly designed to incorporate a home office. Downstairs is open-plan, with kitchen, diner and lounge. There is also another shower room that contains the washing machine. The kitchen is fitted nicely and the whole house is light, bright and ready to enjoy. The property has been rewired, and benefits from new double-glazing throughout and a new septic tank. Outside there are outbuildings for storage or potential for further development, plus an enormous garden, with the whole plot occupying around 1.5 acres. The location is rural, but the town of Broons is less than 20 minutes away with all amenities and the lovely...

ENERGY - DPE



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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:

Lounge/ diner – 7m x 3.9m;

Fitted kitchen – 4.3 x 3m, with door out to the garden;

Shower room with wc, basin and washing machine – 2.6m x 1.7m.

First Floor:

Bed 1 – 4m x 3.4m;

Bed 2 – 3.9m x 3.6m;

Bed 3 – 2.7m x 3.5m;

Shower room with wc and basin – 2.4m x 2.1m;

Hallway/ home office – 4.3m x 1.4m.

Outside:

Outbuilding 1 – 5.8m x 4m;

Outbuilding 2 – 2.2m x 2m;

Off street parking;

Large, open garden.

NOTES