

Charming three-bedroomed countryside property, with numerous outbuildings and large garden.



INFORMATION

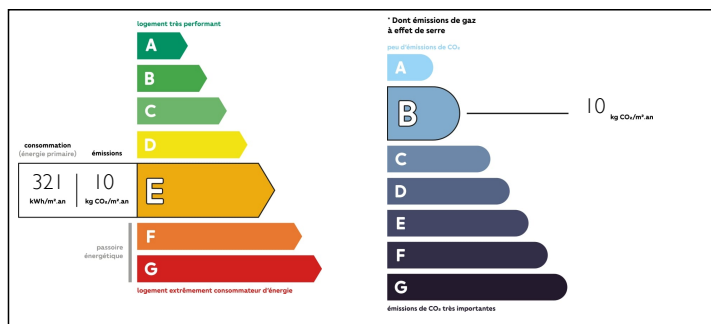
Town:	Senven-Léhart
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2018 m2



IN BRIEF

Set in a private gated courtyard in a peaceful countryside hamlet, this bright and airy three-bedroomed property is ready to move into. On the ground floor are a spacious and modern, equipped kitchen, a lounge with log burner, a bedroom, family bathroom and utility room. Stairs from the hallway lead to the first floor where there are two further bedrooms. The property benefits from double glazing throughout. Alongside the main house is a further property where renovations are to be completed. The vendors have started works with services and insulation and some materials to finish works will be included in the sale price. This is an opportunity to create a further three-bedroomed property. In the courtyard are also a hangar, well, woodshed and a large workshop. The garden to the rear of the property offers lovely views over the countryside.

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: 543 EUR

Taxe habitation: 537 EUR

NOTES

DESCRIPTION

Located close to the village of Senven Lenhart, the property is a short drive from the larger towns of Quintin, Guingamp and Bourbriac where you will find all local amenities (supermarkets, restaurants, doctors, etc). The nearest beaches are approximately a 30-minute drive away.

MAIN HOUSE - Ground Floor

Hallway (2.07m x 3.24m) with tiled floor and electric radiator. Stairs to first floor.

Kitchen (4.89m x 3.10m) with modern fitted cupboards, a La Germania range cooker, tiled floor, electric radiator and window over courtyard.

Lounge (4.80m x 3.70m) with wood laminate floor, log burner, electric radiator and window overlooking courtyard.

Bedroom 1 (2.53m x 3.24m) with tiled floor, velux window and electric radiator

Bathroom (2.26m x 3.81m) with bath and shower, washbasin, WC, tiled floor and velux window

Utility Room (3.22m x 2.89m) with door leading to garden, tiled floor, plumbing for washing machine, sink unit and storage cupboards.

MAIN HOUSE - First Floor

Bedroom 2 (4.97m x 4.62m measured under eaves) with wooden flooring, beams, window over courtyard and Velux window.

Bedroom 3 (5.46m x 3.35m) with wood laminate flooring, electric radiator, beams, exposed stone wall, window over courtyard and Velux window

Outbuilding 1

Ground Floor – three rooms (4.95m x 12.45m,