

Tranquil, 3 bedroom property with independent gîte, garage and large outbuilding on 5680 m2 of land.

EXCLUSIVE



## INFORMATION

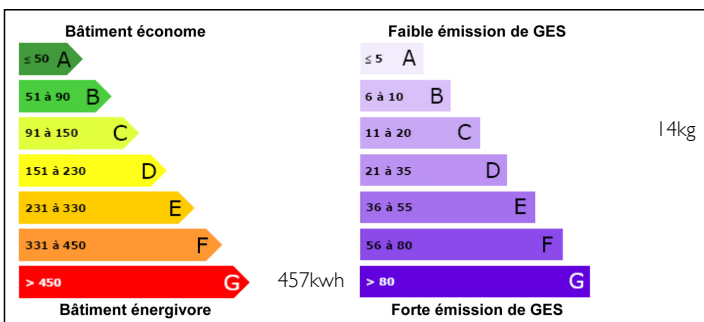
Town:	Goudelin
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	143 m2
Plot Size:	5680 m2



## IN BRIEF

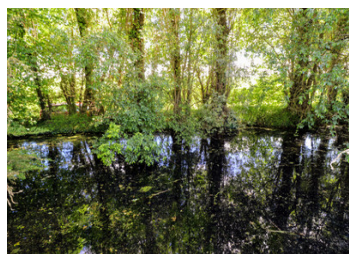
Looking for the house of your dreams? With no direct neighbours, less than 20 minutes from the beach, on the outskirts of a village with all amenities and located in breathtaking countryside on a no-through road, this charming stone property with 3 bedrooms and an adjoining 2-bed house perfect for creating a gîte is a rare and exceptionally placed jewel. South facing, the large terrace allows you to make the most of the long sunny days. To complete the picture, a large garage and a beautiful stone outbuilding connected to electricity, water and drainage offers multiple possibilities. All situated on a plot of almost 6,000 m2, including a wooded glade with a pond and a meadow. A rare opportunity not to be missed!

## 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

### MAIN HOUSE, ON THE GROUND FLOOR:

- Entrance to large living/dining room of almost 33 m2 including a fireplace and a staircase.
- A fitted kitchen.
- A laundry room.
- W.C. with washbasin.

### ON THE FIRST FLOOR (attic):

- A corridor with alcove wardrobe.
- 3 bedrooms, one of which is over 14 m2 (floor surface).
- A bathroom with bath, hand-basin and bidet.
- W.C.

### ADJOINING GITE, ON THE GROUND FLOOR :

- Entrance to a fitted kitchen opening onto the living/dining room including a fireplace with insert, a staircase.
- W.C.
- A bathroom with bath and hand-basin.

### ON THE FLOOR (attic):

- A landing with cupboard.
- Two bedrooms with cupboards.

### EXTERIOR :

- A large garage with up-and-over door.
- A large outbuilding connected to electricity, water and drainage, including 3 separate rooms on the ground floor and attic above.
- A large pond.

The whole plot sits on 5680m2 land including a beautiful wooded glade with pond.

## LOCAL TAXES

Taxe foncière: **832 EUR**

Taxe habitation: **926 EUR**

## NOTES