

Outstanding Geo thermi house in the village of Plourac'h with just over 31 acres of pasture and woodland.

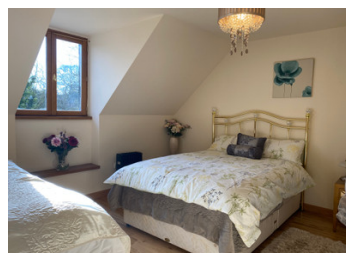
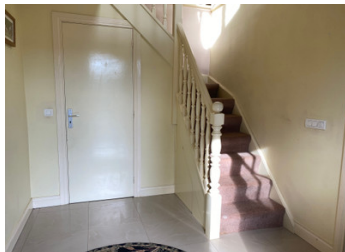


## INFORMATION

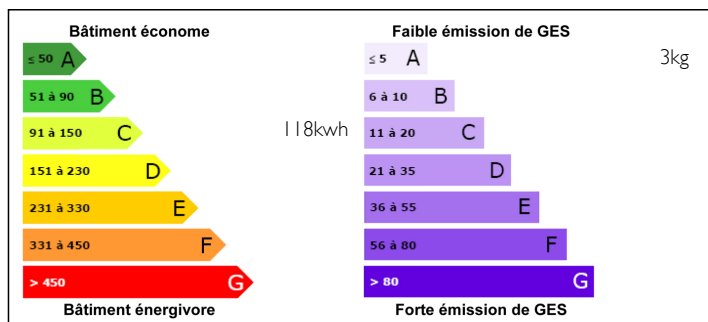
Town:	Plourac'h
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	127168 m2

## IN BRIEF

The entrance to the house is through a gate and a gravel driveway. To the side of the house is a large double garage with electric doors. This could easily accommodate more living space. Double glazing throughout with high quality oak windows. There is a swimming Pool, large hangar and plenty of good land for horses , livestock or agriculture.



## 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.



## NOTES

## DESCRIPTION

Entrance by hallway. There is a built in shoe cupboard under the stairs and a downstairs WC.

Kitchen/dining room. Granite counters, Italian style floor tiles.

Large living room with many windows and large french doors to the garden.

Original fireplace with wood burning stove.

1st floor

Beautiful landing at present used as office space.

Bedroom 1: Window to the front of the house.

Bedroom 2: Window to the rear of the house plus velux window.

Bathroom with washbasin, WC and shower. Large skylight. Electric radiator.

Main bedroom 3. 2 windows and 2 skylights. En-suite bath/shower room with heated towel rail, wash hand basin, radiator.

All floors upstairs are oak laminate with sterling board base and insulation.

There are two types of heating. Geo thermie underfloor heating and alternatively there is a wood burning stove in the garage which operates on the same system. There is an inexhaustible supply of wood on the land, used for this purpose. Both systems can be used. The pool is also heated.

The garage. It can be accessed through the house and through the double electric doors on the outside and a door also leads to the garden.

It could be converted into additional accommodation if required. It has a concrete floor, electricity and water supply and there is access to the first floor of the garage. It also houses the wood burning stove and Geo thermi system.

All the water from the gutters goes into tanks...