

Lots of possibilities for these two lovely stone properties with large garden and orchard, close to Bourbriac.



INFORMATION

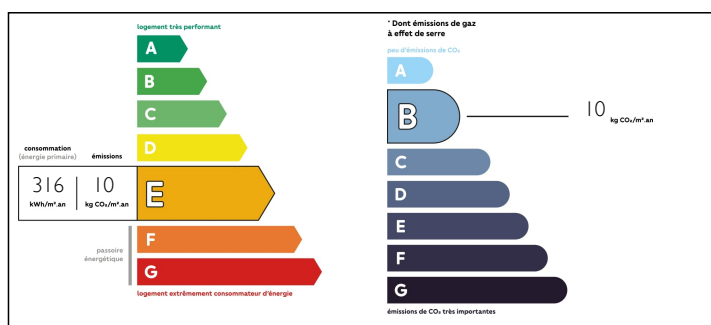
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|-------------|---------------|
| Town: | Bourbriac |
| Department: | Côtes-d'Armor |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 135 m2 |
| Plot Size: | 2194 m2 |



IN BRIEF

These lovely properties, which are full of original features and have beautiful gardens, are located just a short drive from the centre of Bourbriac. Each property has three bedrooms and is spacious and bright. The first house features, on the ground floor, a spacious living space with a log burner and a kitchen with a gas cooker and fitted cupboards. There is also a family bathroom, bedroom and large garage / storage room. On the first floor are two bedrooms, and a separate WC. The second property also has an open plan kitchen and living space, an office with feature stone walls, a bedroom, a bathroom, and a separate WC. There is access from both properties to the garden and orchard at the rear. There is parking alongside one of the houses, where the gated access leads to two garages, and the gardens. The houses benefit from double-glazing and electric radiators.

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: 1179 EUR

Taxe habitation: 1061 EUR

NOTES

DESCRIPTION

Located in Bourbriac (with amenities including a supermarket, boulangerie, pharmacy, restaurants and a bank), the larger medieval town of Guingamp is only 15 minutes away. The stunning north Brittany coast is less than a 30-minute drive.

All major transport connections are under 90 minutes, via the ferry ports of Roscoff and Saint Malo, airports at Brest and Rennes, and high-speed rail connections at Guingamp.

HOUSE 1

Ground Floor

Lounge (15.4m²) – 'L'-shaped with a feature stone fireplace and log burner, fitted kitchen with gas cooker, tiled floor, 2 x double glazed windows and double glazed door. Stairs lead to the first floor.

Bedroom 1 (3.24m x 2.35m) – with vinyl flooring, electric window and double glazed window with shutters.

Bathroom (1.76m x 1.81m) with tiled floor, shower, WC and washbasin.

Laundry/outbuilding with concrete floor, plumbing and door leading to the garden.

First Floor

Bedroom 1 (4.06m x 4.46m) with wooden flooring, electric radiator and 2 x Velux windows.

Bedroom 2 (1.65m x 2.61m) with wooden flooring, wooden panelled ceiling, Velux window and electric radiator.

WC with washbasin

HOUSE 2

Ground Floor

Kitchen (4.36m x 5.55m) with tiled floor, 2 x double glazed windows, double glazed entrance door, fitted kitchen with gas cooker, 2 x electric radiator and stairs to first floor. Door leads out to a corridor, leading to the garden.