

Beautiful stone 5 bedroom longère with gîte near lac de Guerledan, potential to convert barns.

EXCLUSIVE



INFORMATION

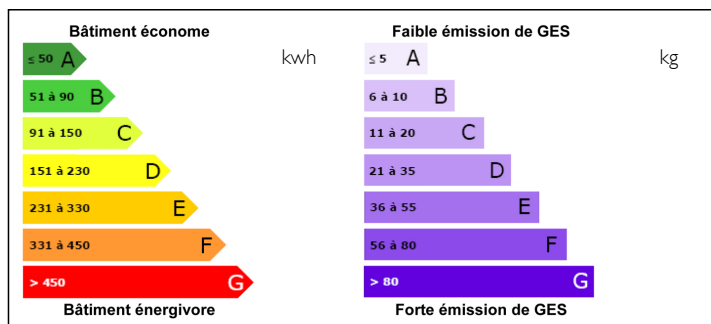
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	922 m2

IN BRIEF

This stone longère, gîte and extensive stone barn are ideal for low maintenance living, there is a possibility of having further gîtes subject to appropriate planning.



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.



NOTES

DESCRIPTION

HOUSE NUMBER 1 Entry by double glazed glass door to:

GROUND FLOOR:

OPEN PLAN KITCHEN / DINING ROOM~4.02m x 4.3 m (17.2m²)

A beautiful kitchen with a range of units, slot in oven, tiled floors, exposed beams, double window to the front with shutters, electric radiator, door leading to hallway.

BATHROOM~ 3.3m x 1.6m (5.28 m²) w.c, wash basin, bath with shower over, tiled floor, plumbing for washing machine, electric towel rail, double glazed window to the rear of the property.

BEDROOM 1 ~ 4.5m x 3.7m (16.65m²) wooden floor, electric radiator, exposed beams, double glazed windows to front of the property.

BEDROOM 2 ~ 4.5m x 2.7m (12.15m²) wooden floor, electric radiator, exposed beams, double glazed windows to front of the property.

BEDROOM 3 ~ 4.5m x 2.9m (13.05m²) wooden floor, electric radiator, exposed beams, double glazed windows to front of the property.

Hall way with electric radiator and stairs leading to

FIRST FLOOR

MEZZANINE/ SEATING AREA ~ 3.0m x 4.9m (14.7m² into the eaves) Exposed beams, wooden flooring, Velux window with to the front of the property.

LOUNGE~ 9.4m x 4.8m (47m² into the eaves) 4 x double glazed Velux windows to the front and rear of the property, exposed beams and wood burning stove.

Exterior is a gravel courtyard and a small garden.