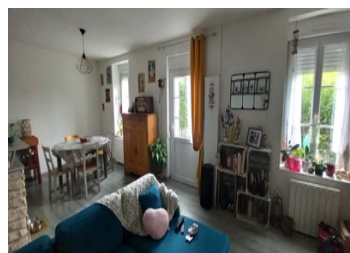


Amazing opportunity - 3-bedroom house with nice garden in attractive Breton village



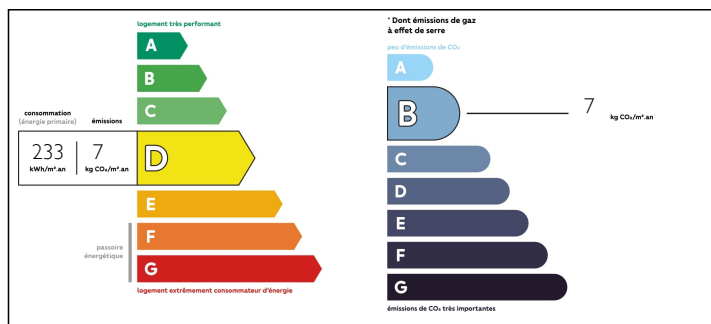
INFORMATION

| | |
|-------------|--------------------|
| Town: | Trébry |
| Department: | Côtes-d'Armor |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 85 m ² |
| Plot Size: | 385 m ² |

IN BRIEF

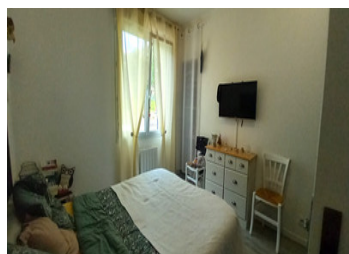
Located in a quiet area in a typical Breton village, this house is surprisingly spacious with 3 bedrooms, 2 bathrooms, an office, and a large kitchen-diner with lounge. Outside, there is a garage, a cellar and private parking spaces for 3 cars. Behind the house you'll find a well-presented garden and patio area. The house is fully double-glazed and has been renovated recently, it also benefits from a newly installed garage roof. The village has a small convenience store, a bar, a petrol station, and a primary school. Trébry is located 18 kms away from Lamballe, with train connections to St Brieuc, Rennes, Paris etc...

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

The house is located on a small street in the centre of the village.

Ground floor:

- Large open kitchen-dining area with lounge: 3.8m x 8.3m
- Shower room with sink: 1.35m x 3.6m
- Separate toilets: 1.20m x 0.8m
- Bedroom 1: 3.20m x 3.10m
- Office: 2.10m x 5m

First floor:

- Landing: 3.75 x 1.20m
- Bedroom 2: 3m x 2.70m
- Bedroom 3: 2.90m x 3.1m
- Bathroom with toilet and sink

Outside:

- Underground cellar: 3.83m x 2.80m
- Garage: 4.80m x 3.60m
- Terrasse with garden
- 3 parking spaces

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>