

A beautiful 4 bedroom family home in a quiet hamlet close to local amenities and tourist attractions.



EXCLUSIVE

## INFORMATION

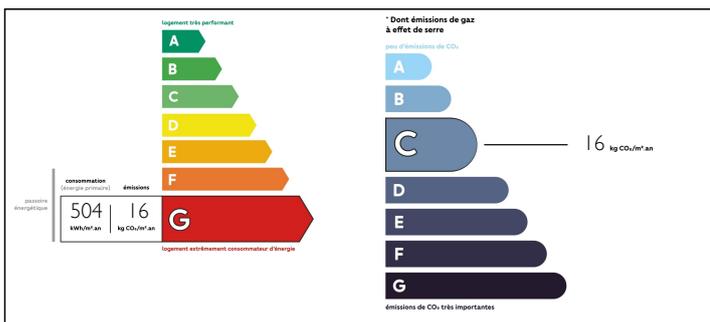
Town:	Gommenec'h
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	2920 m <sup>2</sup>



## IN BRIEF

Nestled in a quiet hamlet in Gommenec'h, with a choice of beaches less than 30 minutes away, this beautiful family home is a must-see! Situated close to Lanvollen, a range of amenities and tourist attractions are within reach.

## 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

An impressive driveway opens onto the side of the property, leading to the house and gardens. The entrance hall (7.5m<sup>2</sup>) gives on to the kitchen on the left hand side (23m<sup>2</sup>), a very useful utility/cloakroom (2m<sup>2</sup>) and a spacious and very comfortable living room to the right hand side (20m<sup>2</sup>).

Upstairs, there are four bedrooms leading off the light and airy corridor: the main bedroom (12m<sup>2</sup>) has an en-suite bathroom with WC and sink (5m<sup>2</sup>) and a communal shower room (including WC and handbasin) serves the guest bedrooms.

Returning outside, there is a large workshop/shed in the grounds of the property, a woodshed/storage area to the side and a fenced off area containing a partially-renovated building.

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

## LOCAL TAXES

**Taxe foncière: 586 EUR**

## NOTES