LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A17300 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Rare to market … stunning town house with studio, courtyard garden and garage.

EXCLUSIVE







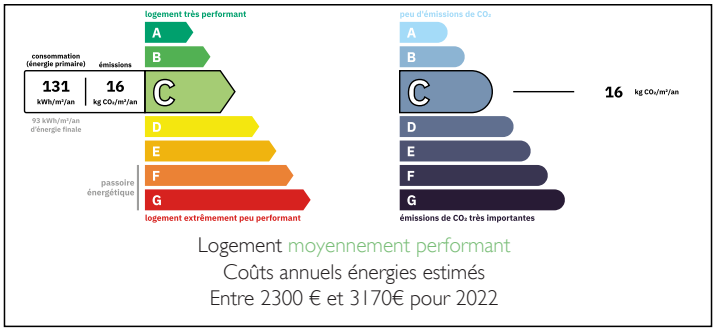








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2300 € et 3170€ pour 2022

INFORMATION

Town:	Guingamp
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	426 m2

IN BRIEF

Beautifully renovated and presenting many opportunities for home-working or rental. With accommodation presented over three floors, this property really has the wow factor.

On the ground floor is a high-specification kitchen, with space for dining. The kitchen features built-in appliances including a NEFF double oven and induction hob, dishwasher, wine fridge, storage cupboards and ceramic work surfaces. There is also a spacious lounge, a separate dining room, with doors to the courtyard garden, and a sun lounge with terracotta floor tiles. A spiral staircase from the dining room leads to an office.

On the first floor are three good-sized bedrooms, one with fitted wardrobes, and a family bathroom.

Two further spacious bedrooms and an additional bathroom are on the second floor.

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.

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LOCAL TAXES

Taxe foncière:	**1211 EUR**
Taxe habitation:	**455 EUR**

NOTES

DESCRIPTION

The studio is to the rear of the property and has doors opening onto the garden. The L-shaped open-plan space comprises a kitchen and lounge area, a workspace with fitted storage units, a shower room, and a separate storeroom.

The property benefits from double-glazing, gas central heating and mains drainage and is spacious and bright throughout. Fibre internet is available.
The courtyard garden is private and leads to the garage, which has electric doors and space for two cars.

The property is located in the centre of Guingamp, close to all amenities and benefitting from easy motorway access to all ports, airports and Guingamp train station with TGV links to Paris in under three hours.

GROUND FLOOR

Entrance Hall (1.95m x 6.38m) with double glazed doors, wood laminate flooring, an understairs storage cupboard and stairs to first and second floors.

Kitchen (5.40m x 3.90) – high-spec with space for dining, windows to front and rear, wood laminate flooring, radiator, NEFF double oven, induction hob and extractor fan, wine fridge, fitted units, ceramic tiled worktops and sink.

Lounge (5.50m x 4.10m) with wooden laminate flooring, radiator, large double-glazed window. Door and a step up to the dining room.

Dining Room (2.35 x 4.20) with wood laminate flooring, radiator, windows and doors overlooking the garden and spiral staircase to office.

Sun Lounge (5.19m x 4.77m) with double glazed doors and windows opening on to the garden, tiled floor, roof light and pellet burner (to connect)