

Spacious four-bedroom former farmhouse, with numerous outbuildings and 27 455m2 of land. Peaceful environment



INFORMATION

Town:	Saint-Connan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	27455 m2

IN BRIEF

There are lots of possibilities for this proposition in Saint Connan, consisting of a spacious main house, which could be reconfigured into two separate properties, a large parcel of land and numerous large outbuildings. Set in a very quiet location, and not overlooked.

On the ground floor of the main property is a large kitchen, with oak cupboards, a gas hob and integrated appliances (electric oven, fridge and dishwasher), a large lounge with an impressive stone fireplace, a bedroom with ensuite WC, a shower room, a rear kitchen, a pantry/cold store and boiler room.

On the first floor are three further bedrooms, a WC and shower room. There is also a large attic space which could be developed to create further bedrooms.

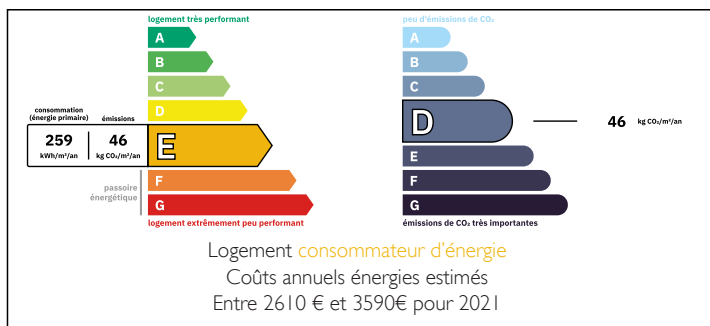
The house sits on a plot of 27 455m2, providing

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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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: **689 EUR**

NOTES

DESCRIPTION

Partially double-glazed. Oil-fired central heating. Septic tank which conforms to regulations.

Located in Saint Connan, a short drive from the larger towns of Quintin and Guingamp.

GROUND FLOOR

Kitchen with oak units, integrated dishwasher, electric oven and fridge, gas hob, sink unit and 2 x radiators. Windows to front and rear and tiled floor (4.39m x 6.29m)

Lounge with large stone fireplace for an open fire, tiled floor, 2 x windows and 2 x radiators (5.66m x 5.39m)

Rear kitchen with cupboards, gas hob and induction hob, sink unit 2 x double-glazed windows and 2 x radiators. Tiled floor. (5.24m x 3.92m)

Pantry / cold room with double-glazed window and tiled floor (5.81m x 2.51m)

Boiler Room (3.556m x 1.445+1.966m)

Bedroom 1 with tiled floor, radiator and window (2.83m x 5.17m). Ensuite WC /washbasin (2.23m x 0.97m)

Bathroom 1 with shower over bath and washbasin, Tiled floor and window (2.47m x 2.17m)

WC (1.02m x 2.55m)

Bedroom 2 (2.63m x 3.04m) with wooden flooring, double-glazed window and radiator

Bedroom 3 (2.93m x 3.43m) with wooden flooring, double-glazed window and radiator

Bedroom 4 (2.91m x 2.99m) with wooden flooring, double-glazed window and radiator