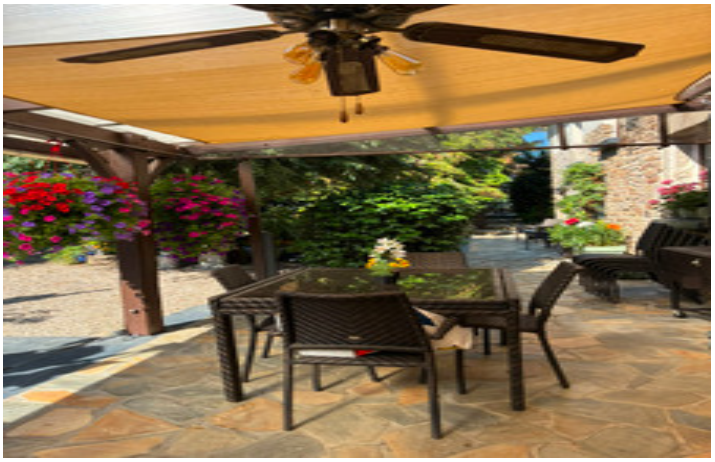
LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39556JH22 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

A beautiful detached home in the heart of the countryside, with exciting scope for a gîte or private annexe.







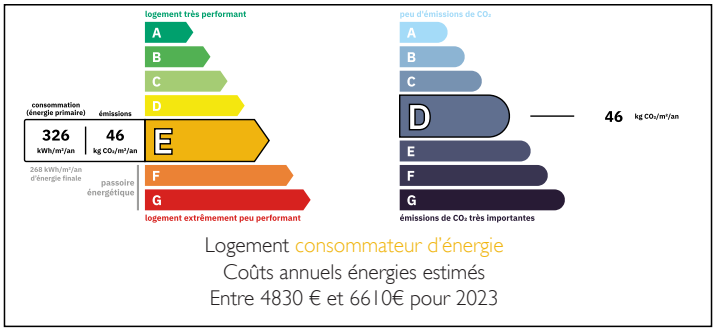








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4830 € et 6610€ pour 2023

INFORMATION

Town:	Yvignac-la-Tour
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	178 m2
Plot Size:	1632 m2

IN BRIEF

This beautifully maintained and exceptionally well-presented four-bedroom detached property is set within delightful landscaped gardens, thoughtfully designed to create a variety of seating areas, allowing you to enjoy the sunshine throughout the day.

Inside, the property provides a cool and welcoming retreat during the warmer months, while the beautifully appointed living spaces offer comfort and character throughout.

The impressive outdoor space is ideal for entertaining and features a superb summer kitchen, fitted units and dedicated space for a barbecue. A separate area provides the perfect setting for a hot tub, creating an inviting space in which to relax and unwind.

On the ground floor, a spacious and welcoming lounge features a striking fireplace with a log-burning

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: **574 EUR**

NOTES

DESCRIPTION

The well-appointed kitchen has been fitted to a high standard and benefits from a charming cream SMEG range cooker, integrated dishwasher and a second wood-burning stove, adding further warmth and character.

A rear corridor provides direct access to the garden and leads to a convenient WC, separate shower room and practical laundry area.

Upstairs, a generous landing provides access to three well-proportioned bedrooms, including one with its own dressing room, together with a large family bathroom.

This attractive home combines generous living accommodation with beautifully landscaped outdoor spaces, making it equally well suited to relaxed family living, entertaining and enjoying the wonderful outdoor lifestyle.

Adjoining the main accommodation is a versatile self-contained annexe, currently integrated into the home but offering potential for independent living if desired. This area includes a bright living room with kitchen facilities and stairs leading to an additional bedroom with en-suite shower room. Previously used as a successful gîte, the current owners have seamlessly connected the spaces to create a flexible and flowing layout, ideal for extended family living or guest accommodation.

A spacious adjoining outbuilding offers excellent potential for use as a garage, workshop, or storage space, while a charming stone shed and a greenhouse provide additional versatility for gardening enthusiasts or hobby projects.

This exceptional home combines elegance, comfort, and versatility — making it the perfect choice for full-time living or as a stylish retreat.

The historic medieval town of Dinan is just a short