LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41310CAW22 Price: 104 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (95 000 EUR without fees)

Longère-Style House with 4 Bedrooms in a Quiet Hamlet, Less Than 20 Minutes from Lamballe with Garden of 600m2















INFORMATION

Town:	Trébry
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	607 m2

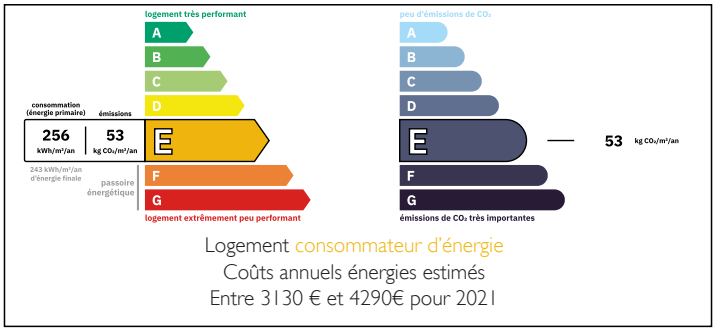
IN BRIEF

This semi-detached property is located in a peaceful hamlet just a few minutes from Trébry, where you will find schools, shops, and services. On the ground floor, the house includes a large dining room, a study, a spacious living room, a kitchen, a bathroom with separate WC, and a bedroom.

The first floor is divided into two sections: the first contains a large bedroom with its own shower room; the second offers two generously sized bedrooms, one of which has a small adjoining room ready to be converted into a shower room. Both of these bedrooms open onto a long south-facing balcony.

Outside, the property offers a garage, a small garden shed, a driveway for parking, and a fully enclosed garden. Access to the house is shared with the adjoining property. The house benefits from gas-fired central heating.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3130 € et 4290€ pour 2021

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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NOTES

DESCRIPTION

This typical Bretaon longère-style home, semi-detached on one side, is situated in a quiet hamlet just minutes from Trébry, with schools, shops, and amenities close by. Lamballe is an 18-minute drive away, and the nearest beaches are around 35 minutes, making this an ideal spot between peaceful countryside and the coast.

Facing due south, the house offers spacious reception rooms with several doors opening onto the garden. On the ground floor, you will find a dining room, a large comfortable lounge, a study that could serve as an extra bedroom or home office, an independent kitchen, a bathroom with separate WC, and a ground-floor bedroom.

The first floor is divided into two distinct areas. The first contains a large bedroom with its own private shower room. The second includes two well-proportioned bedrooms, one of which has a small adjoining room ready to be fitted as a shower room. Both bedrooms open onto a long south-facing balcony with a pleasant view over the garden.

Outside, you will enjoy a fully enclosed garden, a garage, a terasse area, a garden shed, and a driveway for parking. Access to the house is shared with the neighbouring property.

The property requires updating and renovation — particularly the single-glazed windows — but it offers great potential thanks to its generous volumes, its orientation, and its enclosed garden. Gas central heating is already installed.

Measurements of rooms :

Dining room: 15.90 m²

Office/store room: 7.80 m²

Lounge: 14.77 m²

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