LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41999JWI22 Price: 93 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 000 EUR without fees)

Attractive 2-Bedroom Semi-Detached House with Gîte and Large Grounds – Lohuec!















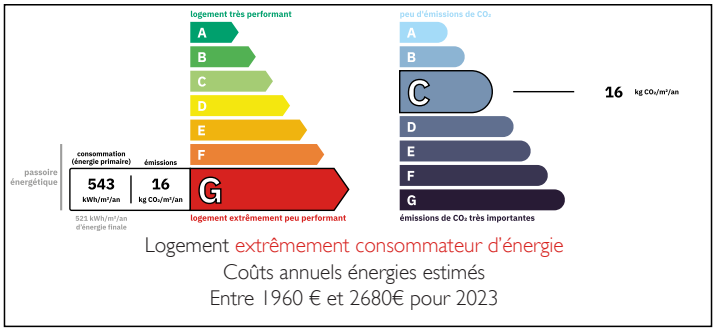
INFORMATION

Town:	Lohuec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	87 m2
Plot Size:	3337 m2

IN BRIEF

This light and spacious two-bedroom semi-detached property enjoys open views over the surrounding countryside. With a gîte Ideal for family, friends or as a holiday let.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1960 € et 2680€ pour 2023

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

The main house features a large, fully fitted kitchen with granite-effect worktops and wooden cupboards, offering ample storage and workspace. The generous bathroom is well appointed with an Italian-style bath, separate shower, WC, and washbasin.

The bright and airy living room benefits from a wood-burning stove set into an attractive chimney breast, creating a warm and welcoming atmosphere.

Stairs lead to two bedrooms, both enjoying countryside views and each featuring its own dressing area. There is also an additional WC and washbasin, centred in between both rooms.

Outside, the property includes an attached outbuilding offering further potential for storage, workshop use.

Gîte Accommodation:
The separate, fully furnished gîte provides excellent rental or guest potential. It comprises a living room with tiled flooring and an insert fireplace, a rustic-style fitted kitchen with oven and fridge, and a bedroom with en-suite shower room including shower, washbasin, and WC.

The property sits within a total plot of approximately 4,890 m², offering generous outdoor space and a peaceful rural setting.

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