LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43623JRD22 Price: 136 210 EUR

agency fees included: 6 % TTC to be paid by the buyer (128 500 EUR without fees)

Stunning 3/4 bedroom house, recently renovated set on 757m of land. Village location of Trebrivan















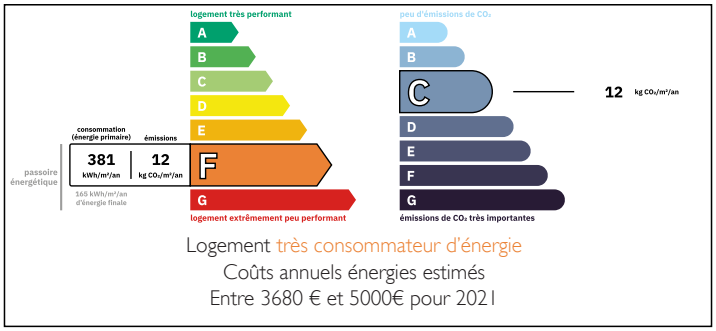
INFORMATION

Town:	Trébrivan
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	757 m2

IN BRIEF

Immaculate Renovated 4 bedroom home with Garage and Garden in Village Setting!
This beautifully presented property has been fully modernised since 2022 Recent renovations include: New double glazing throughout, full electrical rewire, new kitchen and bathroom, efficient heating with programmable dry inertia electric radiators with a ceramic core. The house is In immaculate condition throughout, ready to move into.
Village location with bus stop just outside!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3680 € et 5000€ 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

The house sits above a large garage and workshop, providing excellent storage, workspace or potential for further use.

On the first floor, the entrance hall leads into a bright lounge, which flows through to a dining room and on to a modern fitted kitchen with a balcony. Also on this level is a versatile room that can be used as a bedroom or home office, along with a separate WC.

Upstairs, the property offers three generous double bedrooms and a well-appointed family bathroom.

Outside, there is a carport, private parking, and a pleasant garden, perfect for relaxing or entertaining.

Situated in a peaceful village location, this immaculate home combines space, practicality and modern comfort, ideal as a family residence, holiday home or investment opportunity.

The property is located in the peaceful village of Trébrivan (22340), offering a relaxed rural lifestyle in the heart of Brittany. The village provides everyday conveniences including a local bar, a well-regarded shop with locally sourced produce, a nursery school and a garage, creating a friendly and practical community environment. Surrounded by beautiful Breton countryside, the area is ideal for walking, cycling and enjoying nature. Just a short drive away, the vibrant town of Carhaix-Plouguer offers a full range of shops, restaurants, schools and services, as well as hosting the famous Les Vieilles Charrues—one of Europe's largest and most popular annual music festivals. This location perfectly balances countryside tranquillity with easy access to amenities and cultural events.

Information about risks to which this property is exposed...