LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43782GCA22 Price: 170 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (157 408 EUR without fees)

**Pretty detached character property with over 7,000m of land and several outbuildings – rural setting**

EXCLUSIVE







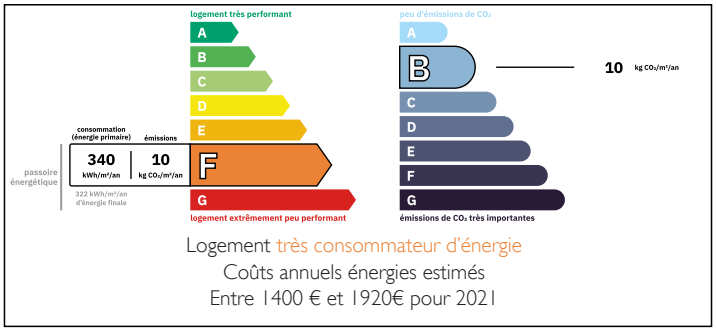








## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1400 € et 1920€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Canihuel |
| Department: | Côtes-d'Armor |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 82 m2 |
| Plot Size: | 7005 m2 |

## IN BRIEF

This truly special property is a must-see and is set in a hamlet with no immediate neighbours and on a plot of 7005m2.

The charm and character of the original house have been carefully preserved throughout the renovation, with spacious rooms and large windows that create a bright and welcoming atmosphere.

On the ground floor, the property features a generous kitchen/dining room (5.56m x 5.26m) with slate tiled flooring and a multi-fuel Rayburn oven. There is also a comfortable lounge (4.19m x 5.58m) with a log burner, tiled floor, under-stairs storage and patio doors opening onto the front terrace.

A wide staircase leads to the first floor, where the landing provides additional storage. The master bedroom (4.29m x 5.25m) features wooden flooring and a large Velux window with beautiful countryside

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:** **306 EUR**

## NOTES

## DESCRIPTION

The bathroom (2.15m x 4.92m) is fitted with a tiled floor, shower, claw-foot bath and vanity unit with sink.

To the front of the house is a paved terrace with a well, providing an ideal space for outdoor seating and a BBQ/food preparation area. From the terrace there is access to a workshop (29m²) which also includes a laundry room, shower and sauna.

A large garage/outbuilding (52m²) offers excellent space for parking or storage, with an additional smaller shed nearby. There is also a substantial woodshed.

The land is mainly grassed and includes established fruit trees and bushes, a large vegetable plot and a conservatory currently used for growing plants.

This property has a compliant septic tank.

The property is located on the outskirts of the village of Canihuel, which has a restaurant, and is just a short drive from the small towns of Corlay and Saint-Nicolas-du-Pélem, where you will find a full range of amenities.

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