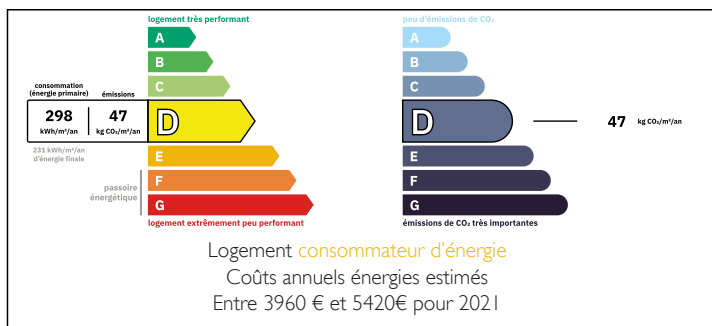


## Charming 4 bedroom house with pretty gardens



## ENERGY - DPE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Coëtlogon     |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 0 m2          |
| Plot Size:  | 0 m2          |

## IN BRIEF

If you're dreaming of a warm, welcoming home in the heart of Brittany, this one has all the ingredients. Set in the peaceful village of Coetlogon, beside a pretty lake and just minutes from everyday amenities, it offers the perfect blend of rural tranquillity and convenience. The coast and major ports are within an hour, making adventures easy.

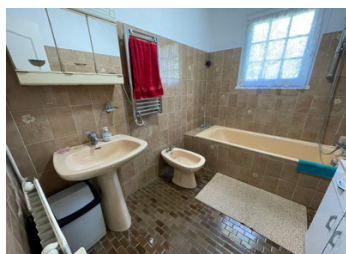
A Home That Feels Good the Moment You Arrive  
Attractive from the outside and even better inside, this property has been thoughtfully renovated to create a cosy, bright and uplifting living space. Every room feels inviting, with restored features and modern touches that make it ready to enjoy from day one.

### Perfect for Pets & Peace of Mind

The entire plot has been newly fenced, giving you a fully enclosed garden — ideal for pets, children, or simply relaxing outdoors without a worry.

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.



## DESCRIPTION

Entrance to the tiled hall. The new fully equipped modern kitchen (3.63 x 3.19) to the right with double-glazed window and space for a dining table. To the left is the bright and spacious lounge and dining room (3.6 x 8.6). Flooded with natural light and access to the front garden. The insert fire the focal point of the room, with central gas heating on the ground floor and electric radiators throughout the property.

The ground floor has two double bedrooms, bedroom 1 (3.5 x 3.2), bedroom 2 (3.2 x 3.4) with double-glazed units and central heating. This floor completes with family bathroom with bath (1.9 x 2.5) and separate wc.

The first floor has a further 2 double bedrooms: bedroom 3 (4.82 x 3.59) bedroom 4 (3.7 x 4.4) both with plenty of storage space with fitted units. There is also a shower room with wc and wash basin (2.12 x 0.89)

The property has an extra room perfect as an office or dressing room or suitable as a child's bedroom. (2.99 x 2.17)

The loft is accessible from the first floor and whilst is perfect for storage could be extended for extra bedroom space or a workroom, whatever you desire. There are two loft areas (3.28 x 4.33) and (1.98 x 3.28)

Attached to the property and with direct access from the kitchen is the garage (6.908 x 3.305) . Perfect as a workshop or other with electricity and a water point and...

## NOTES