LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45828NCL22 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Pretty, well maintained 4 bedroom house, including one on the ground floor set on 1000m of land















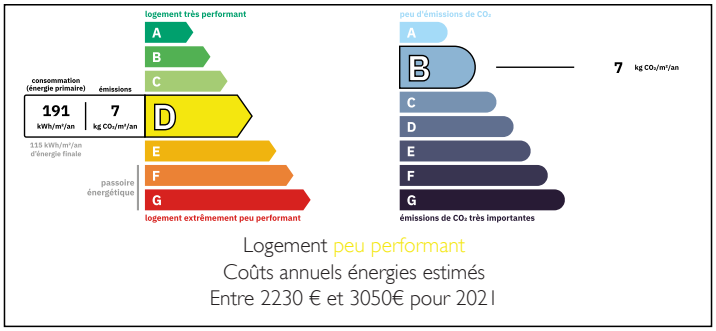
INFORMATION

Town:	La Chapelle-Neuve
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	1000 m2

IN BRIEF

Renovated 4-bedroom countryside home with ground-floor master suite, set in a quiet hamlet in La Chapelle-Neuve, just 30 mins from Guingamp (TGV) and the coast. Offering 128 m² of bright living space, large open-plan kitchen/living/dining area (40 m²+), modern pellet stove, utility room and additional flexible room (office/bedroom). Upstairs: 3 bedrooms and family bathroom. 1,000 m² enclosed plot, covered terrace, fibre broadband. Peaceful location without isolation – ideal family home, holiday home or remote working base.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2230 € et 3050€ 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 charming and beautifully updated 1980s home is a true hidden gem, set in the peaceful countryside of La Chapelle-Neuve, just 30 minutes from Guingamp (with TGV connections) and within easy reach of the first Breton beaches.

Nestled in a quiet hamlet of just a few houses, the property offers a perfect balance between tranquillity and accessibility—ideal for those seeking a rural lifestyle without complete isolation.

Offering approximately 128 m² of living space, this light-filled home has been thoughtfully renovated and extended to provide modern comfort while maintaining a warm and welcoming atmosphere. The ground floor has been designed for easy single-level living, featuring a recently built and spacious master suite.

Upon entering, you are welcomed into a large open-plan living area of over 40 m², combining the lounge, dining room, and kitchen. The space is both bright and inviting, benefiting from dual-aspect natural light while still maintaining clearly defined zones. The dining area opens directly onto a covered wooden terrace, perfect for outdoor dining and relaxing.

The recently fitted kitchen is modern, fully equipped, and blends seamlessly into the living space. A high-performance pellet stove, recently installed by Aäsgard, adds both efficiency and comfort to the home.

The ground floor also features a superb master suite, comprising a generous bedroom of over 13 m², a walk-in dressing room of approximately 6 m², and a stylish shower room with a walk-in Italian shower.

Adjacent to the kitchen, a large utility room leads to an additional fully renovated 12 m² room,...