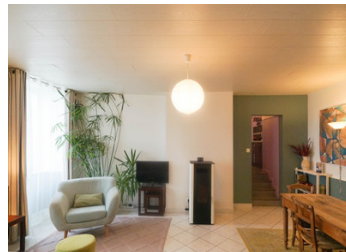


## Charming Stone Character House with Enclosed Garden and Outbuildings – 20 mins from Saint-Brieuc



## INFORMATION

Town:	Allineuc
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	173 m <sup>2</sup>
Plot Size:	847 m <sup>2</sup>



## IN BRIEF

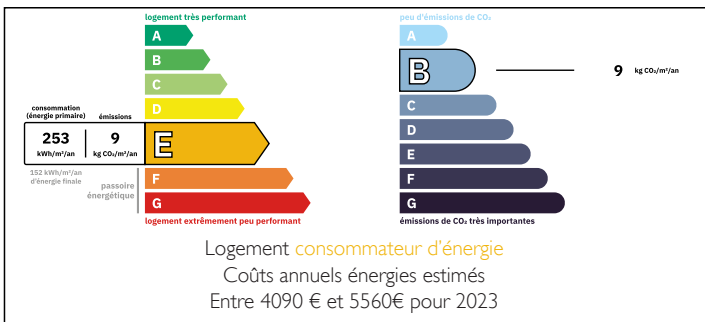
Just 20 minutes from Saint-Brieuc, in the heart of a charming Breton village, discover this authentic, characterful stone home of approximately 172 m<sup>2</sup>, combining charm, spaciousness, and potential.

It features 4 bedrooms, including 2 true suites with private showers, 2 living rooms, a fully fitted and equipped kitchen, a walk-in closet, a laundry room, a bathroom with a bathtub, 3 toilets, and a fully enclosed lot.

You'll appreciate its preserved character: stone walls, a wooden staircase, hardwood floors, wood paneling, a magnificent historic ceiling, and a beautiful south-facing exposure.

A separate barn, as well as a space with its own street-level entrance—already connected to water and electricity—offer numerous possibilities for conversion: an office, a workshop, a separate living

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1095 EUR**

## NOTES

## DESCRIPTION

The Charm of Stone, the Space of a Family Home

Just about twenty minutes from Saint-Brieuc, in the heart of a Breton village, this authentic stone house will captivate lovers of beautiful homes with its character, generous spaces, and warm atmosphere.

With approximately 172 m<sup>2</sup> of living space, it offers an ideal living environment for a family or for a tourism or business venture.

The charm is evident from the moment you enter. The spacious entry hall leads to two pleasant living areas.

The first living room retains all the home's original character with its magnificent historic ceiling, wood paneling, and antique decorative fireplace.

The second living room, bright and inviting, is equipped with a pellet stove, which serves as the home's primary heating source.

The fully fitted and equipped kitchen opens onto a pantry, which is particularly convenient for storage.

A layout designed for comfort

The first floor features two beautiful suites, each with its own private bathroom.

This level also includes a walk-in closet, a laundry room with a sink, and a separate half-bath, offering a particularly functional layout for everyday living.

The fully finished second floor features two additional bedrooms, a bathroom with a bathtub, and a separate toilet, allowing everyone to have their own space.

Heating is provided primarily by the pellet stove, supplemented by electric radiators in the bedrooms and bathrooms on each floor.