

Bright family home with a south-west-facing terrace – 4 bedrooms – 20 minutes from Saint-Brieuc



INFORMATION

Town:	Allineuc
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	699 m2

IN BRIEF

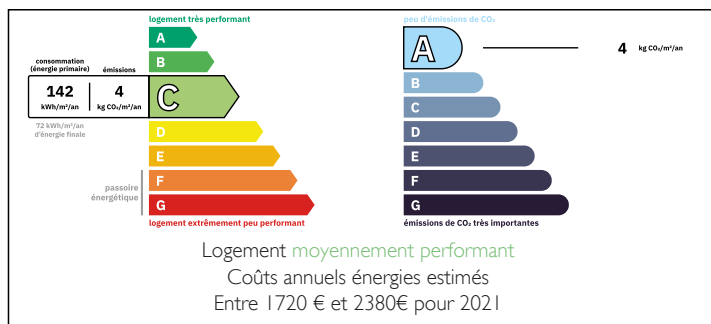
Just 20 minutes from Saint-Brieuc, in the heart of a charming Breton village, this family home of approximately 155 m² impresses with its spacious rooms, abundance of natural light and practical layout.

Running east to west, it boasts a lovely south-west-facing terrace, ideal for making the most of sunny days.

It comprises a spacious living area with an open-plan kitchen and a wood-burning stove, 4 bedrooms, a walk-in wardrobe, two bathrooms, two WCs, a utility room and a lounge area suitable for a home cinema, an office or a games room.

A comfortable, liveable property; some parts of the house have been recently renovated, whilst the renovation of other parts remains to be completed (see the detailed description). Ideal as a main

ENERGY - DPE



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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

A house designed for family life.

About twenty minutes from Saint-Brieuc, in the heart of a Breton village, this lovely family home offers a comfortable, light-filled living environment that is perfectly suited to everyday life.

Running east to west, it enjoys plenty of natural light throughout the day and a lovely south-west-facing terrace, which serves as a natural extension of the living spaces when the weather is fine.

Its interior layout, generous proportions and excellent overall condition mean it is ready to move into straight away.

A lovely living area opening out onto the outdoors. The ground floor is organised around a spacious, welcoming living area combining a lounge, living room and an open-plan, fitted and equipped kitchen.

The wood-burning stove provides warmth and a cosy atmosphere, whilst direct access to the terrace creates a pleasant flow between indoors and outdoors.

This level also comprises:
a shower room (to be finished);
an additional room that can be used as required (study, spare bedroom or workshop) (to be finished);
a utility room/boiler room;
a separate toilet.
A cosy and functional first floor.

The upper floor offers a particularly pleasant sleeping area.

Here you will find:
three bright bedrooms;
a walk-in wardrobe;
a large bathroom fitted with a bath, a walk-in shower, a vanity unit and a toilet;
a lounge area currently fitted out to accommodate a

NOTES