LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46523IPL22 Price: 182 608 EUR

agency fees to be paid by the seller

Bright family home with a south-facing terrace – 3 bedrooms – 20 minutes from Saint-Brieuc







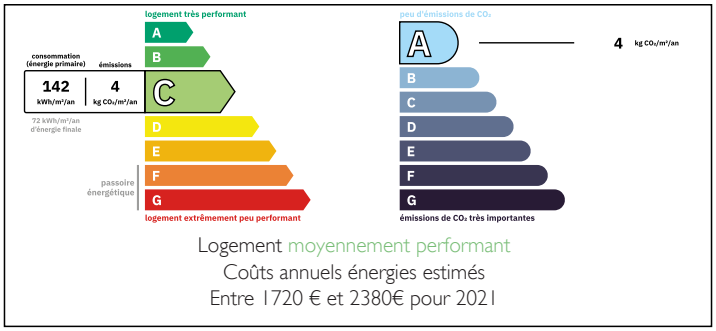








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1720 € et 2380€ pour 2021

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 Breton village, this family home charms with its spacious rooms and abundance of natural light. On the ground floor, the living room with a wood-burning stove opens onto the fitted and equipped kitchen, creating a cosy living space that leads directly onto a south-facing terrace.

The house features three bedrooms, a walk-in wardrobe, two shower rooms/bathrooms, two WCs, a utility/boiler room and a multi-purpose space suitable for a TV lounge, home cinema, study or games room. Much of the house has already been renovated; some finishing touches and work remain to be completed.

The courtyard and its access are shared with the neighbouring house, which can also be purchased to form a property complex offering attractive potential for family living, rental or tourist accommodation.

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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DESCRIPTION

Living spaces opening onto the terrace.

On the ground floor, the living room with a wood-burning stove opens out onto the fitted and equipped kitchen, creating a warm and seamless living space.

The windows let in plenty of natural light and provide access to the south-facing terrace, a pleasant extension of the living area on fine days.

This level also includes an additional room, the interior of which is yet to be finished. It can be converted as required into an office, workspace, spare bedroom or other multi-purpose room.

A shower room, the fitting of which is yet to be completed, a utility room/boiler room and a separate toilet complete the ground floor.

Three bedrooms and additional spaces upstairs.

The first floor comprises three bedrooms, as well as a walk-in wardrobe offering ample storage space.

The bathroom features a bath, a walk-in shower, a vanity unit and a toilet.

Extra space has been set aside to accommodate a home cinema. It could also be used as a TV lounge, a games room, a study, a library or a relaxation area, depending on the future occupants' preferences.

The bedrooms are fitted with electric radiators.

Renovation work is already well underway.

The house features renovated and well-maintained areas, whilst some work remains to be completed. This mainly concerns the ground-floor shower room and the decoration of the additional room.

This layout allows you to enjoy a comfortable home

NOTES