LEGGETT
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Ref: A46525IPL22 Price: 340 608 EUR

agency fees to be paid by the seller

Charming property in Brittany • Two houses • Barn • Garden • 20 minutes from Saint-Brieuc







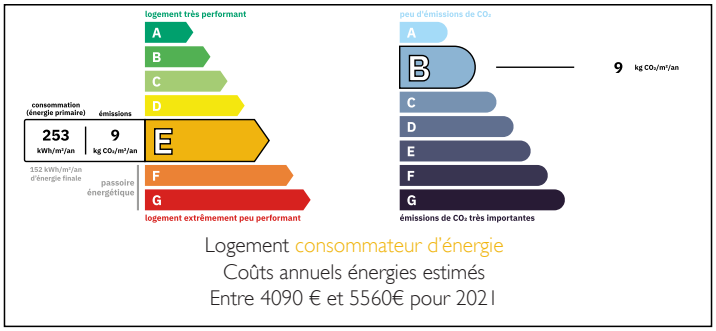








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4090 € et 5560€ pour 2021

INFORMATION

Town:	Allineuc
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	328 m2
Plot Size:	1546 m2

IN BRIEF

Just 20 minutes from Saint-Brieuc, in the heart of a Breton village, this property with its beautiful stone façades comprises two houses, seven bedrooms, gardens, a south-facing terrace and a separate barn.

Both houses offer comfortable and light-filled interiors, generous living spaces and a layout that allows everyone to maintain their independence. The first has four bedrooms, including two en-suite bedrooms; the second has three bedrooms and a living area opening onto the terrace. An additional space with a separate entrance directly onto the street further enhances the property's potential.

This layout is particularly well-suited to a large family, a multi-generational living arrangement, holiday cottages, guest rooms, holiday rentals or a business venture, offering the opportunity to combine a home with a hospitality business within a single property.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Two houses combined within a single property.

The property is centred around two stone houses, each offering spacious rooms, plenty of natural light and areas suitable for living, entertaining or working in comfort.

Their layout lends itself to a variety of lifestyles: bringing a large family together, accommodating several generations whilst maintaining everyone's privacy, having a house for entertaining, or combining a main residence with a rental property.

The first house: four bedrooms and generous spaces.

The first house covers approximately 172 m² and enjoys a south-facing aspect. Its large windows flood the rooms with beautiful natural light.

The spacious central hall leads to two living rooms. One features a remarkable period ceiling and an old open-hearth fireplace, which is no longer in use but has been preserved as a decorative feature, several storage compartments. The second living room offers a cosy space centred around a wood-pellet stove.

The fitted and equipped kitchen includes a pantry. A separate toilet completes the ground floor.

On the first floor, there are two large bedrooms, each with its own en-suite shower room. A walk-in wardrobe, a utility room with a washbasin, a separate toilet and complete this level.

The top floor comprises two further bedrooms, a bathroom with a bath and a separate toilet. Electric radiators supplement the heating on these floors.

This house also benefits from a space ready for conversion with a separate entrance directly onto the street. Its layout offers a range of possibilities: an