

Charming, ready to enjoy 3 bed holiday home with garden close to Dinan and 40km from St Malo ferries



INFORMATION

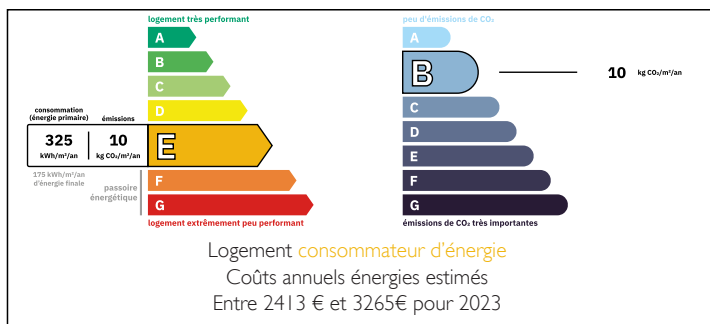
Town:	Dinan
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	1200 m2



IN BRIEF

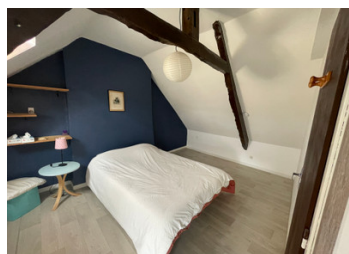
Situated in a peaceful hamlet in Brusvily, approximately 10 km from the centre of Dinan, this character stone house offers around 108 m² of living space. Its south-facing living room, enclosed garden and quiet rural setting make it an attractive family or holiday home within easy reach of Dinan. With three double bedrooms, this would be great as your holiday home, ready to use immediately or a super holiday rental - Dinan and the surrounding area are a big draw.

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: 575 EUR

NOTES

DESCRIPTION

This charming stone-built house combines traditional character with a practical layout over three floors. The property is terraced on both sides, with the added advantage of a passageway running from the front to the rear, providing direct access to the garden without having to go through the house. It's very peaceful and the thick stone walls ensure both privacy and a nice cool environment in summer.

On the ground floor the entrance lobby with storage for coats, shoes, etc, leads into a spacious south-facing living and dining room with a wood-burning stove, creating a cosy and welcoming main living space. There is a fitted and equipped kitchen opening towards the garden via a small veranda which also serves as a laundry room. There is also a shower room with WC on the ground floor.

The first floor comprises a landing, a useful large mezzanine area that would make an ideal home office or reading space, and a generously sized bedroom which has cope for an en suite if desired.

On the second floor are two further bedrooms, providing three double bedrooms in total. One of the second floor bedrooms has a built in cupboard with some plumbing already in place to service a WC and/or en suite.

To the rear is a large, enclosed garden with open views and a garden shed, offering plenty of space for outdoor dining, gardening and relaxation. The independent side passageway provides convenient direct access between the front of the property and...