LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48168NCL22 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Detached 4-bedroom home with 6370m of land, pond, recent works and peaceful countryside setting in Lohuec

EXCLUSIVE















INFORMATION

Town:	Lohuec
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	112 m2
Plot Size:	6370 m2

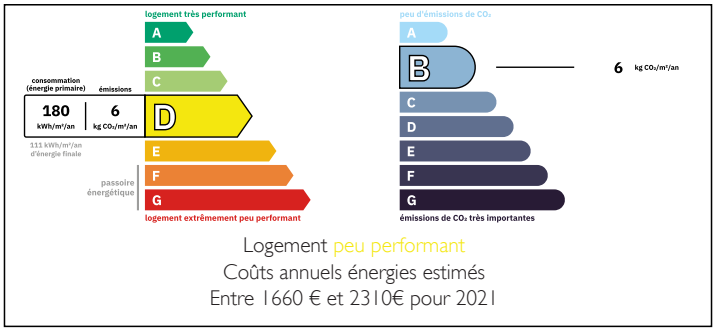
IN BRIEF

Approached through a gated entrance and along its own private lane, this detached four-bedroom home enjoys a wonderfully peaceful countryside setting near Lohuec in the Côtes-d'Armor. Set within approximately 6370m² of land, the property is surrounded by generous gardens and includes an attractive pond, giving the grounds plenty of character and a real sense of space and privacy.

Inside, the accommodation is practical and well suited to family life, with a spacious lounge-diner, separate kitchen, four bedrooms and two shower rooms. . One of the bedrooms and a shower room are conveniently situated on the ground floor, with three further bedrooms and the second shower room upstairs. Heating is provided by a combination of wood and electric heating.

A substantial basement provides useful additional space for storage, workshop use and hobbies, while the private approach, land and rural surroundings

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1660 € et 2310€ pour 2021

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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NOTES

DESCRIPTION

Tucked away in the countryside around Lohuec, this detached four-bedroom property offers an appealing combination of privacy, space and practical family accommodation, all set within approximately 6370m² of land.

One of the first things to distinguish the property is its approach. Access is through a gated entrance leading onto a private lane, creating an immediate feeling of separation from the outside world and an attractive sense of arrival.

The house sits comfortably within its grounds, surrounded by generous garden areas and countryside. A pond within the garden adds another attractive feature to the setting and contributes to the peaceful atmosphere of the property.
Inside, the principal living accommodation is centred around a generous lounge-diner. This is one combined living and dining room rather than separate lounge and dining rooms, providing a sociable space for everyday family life as well as entertaining.

There is also a separate kitchen, keeping the cooking area distinct from the main reception room.

The house offers four bedrooms in total. One bedroom is situated on the ground floor, an arrangement that provides useful flexibility for visiting family and friends, a home office, or for anyone who prefers to have bedroom accommodation on the main living level.

A shower room and separate WC are also located on the ground floor.
Upstairs are three further bedrooms, providing plenty of room for family, guests or additional working space.

This level also has a second shower room with WC. The property therefore has two shower rooms in total and no bath.