

Beautifully renovated five-bedroom townhouse in the heart of Gouarec, within walking distance of all amenities



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Gouarec            |
| Department: | Côtes-d'Armor      |
| Bed:        | 5                  |
| Bath:       | 2                  |
| Floor:      | 290 m <sup>2</sup> |
| Plot Size:  | 789 m <sup>2</sup> |



## IN BRIEF

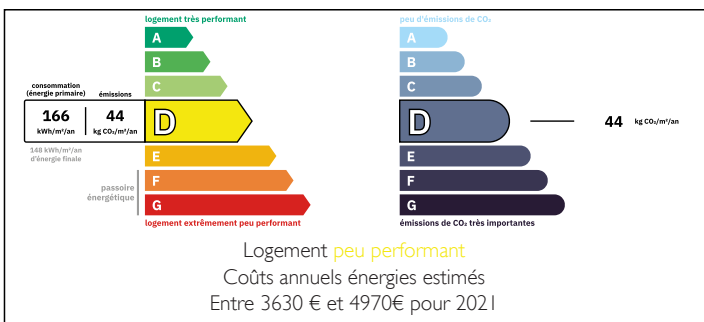
Nestled in the heart of the charming village of Gouarec, this beautifully renovated five-bedroom townhouse offers a wonderful combination of traditional Breton character and modern comfort.

Thoughtfully renovated to a high standard, the property retains charming original features, including exposed stonework, beams and fireplaces, while offering spacious and comfortable accommodation perfectly suited to modern living.

With five bedrooms, the house provides excellent flexibility, whether as a substantial family home, a holiday retreat or a welcoming base from which to enjoy everything central Brittany has to offer.

The varied outdoor spaces, comprising a garden, courtyard and terrace, are ideal for al fresco dining, entertaining friends and family or simply relaxing outdoors.

## 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

On the ground floor, a modern fitted kitchen features a charming dining nook and a practical walk-in pantry, providing plenty of storage space.

The elegant dining room, with its impressive floor-to-ceiling bookshelves along one wall, creates a sophisticated yet welcoming atmosphere. This leads through to the comfortable living room, where a large fireplace housing a wood-burning stove provides a wonderful focal point. A door leads through to the practical utility room, which offers direct access to both the garden and the entrance hall, creating a convenient flow between the living spaces.

Upstairs, the spacious principal bedroom benefits from its own en-suite bathroom, while a separate family bathroom serves four further bedrooms, one of which is currently used as a music room.

A further staircase leads up into the eaves, where two generously proportioned rooms offer additional flexible accommodation. Currently arranged as a cosy TV room and a spacious sewing room, these areas could easily lend themselves to a variety of uses, including hobbies, creative pursuits or working from home. Additional attic space provides useful storage.

Outside, a private courtyard offers parking for a car, while a double garage provides further secure parking and storage. Above the garage is a terrace, ideal for outdoor dining or simply relaxing.

The generous garden completes this delightful property, offering plenty of space to enjoy the outdoors.

Beautifully renovated and full of character, this substantial townhouse combines comfortable family living with an exceptional amount of versatile space, all within easy walking distance of Gouarec's shops,...

## NOTES