

Large property 5 bedrooms ,Double garage, Outbuildings. ideally located. In a quiet rural location,.

EXCLUSIVE



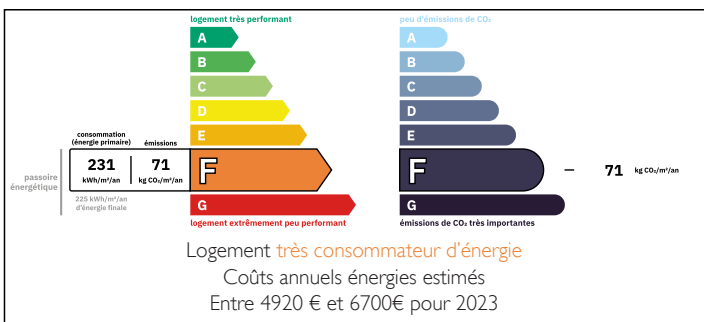
INFORMATION

Town:	Coëtlogon
Department:	Côtes-d'Armor
Bed:	7
Bath:	2
Floor:	175 m2
Plot Size:	1800 m2

IN BRIEF

This house has space in abundance with the possibility of 7 bedrooms and two kitchens, for anyone wishing to move in with a large family or potential B&B , Also, providing plenty of parking and additional buildings for renovation. In a wonderful location with amazing views of the countryside. The property will require work and updating as the pictures show.

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.



DESCRIPTION

A few minutes from local villages with amenities and schools, 10 mins from Loudeac and 15 mins from the beautiful medieval town of Josselin set on the banks of the river Oust. It is well known for its magnificent gothic Chateau which originates from the 11th Century and has been owned by the Rohan family since the 15th Century, they in fact still live there to this day.

This house is a must see to appreciate its size and location., The ground cuisine/dining including insert, laundry/boiler room and toilet. This floor could be self-contained by changing 1 bedroom into a sitting area from the kitchen/diner and creating another en-suite with another bedroom. Upstairs can be accessed from the ground floor with internal stairs or from the outside veranda. Upstairs has a large sitting/dining area with patio doors leading to the veranda and woodburner, opposite is a good sized fitted kitchen that requires updating. . There is a shower room and separate toilet and a further 3 bedrooms. This property is ready to move into including partial double glazing and oil central heating. If this is not enough you also have an outbuilding attached suitable for conversion as a granny annex or gite. The main house is private with a double garage plus additional parking, a garden to the front and rear including chicken shed and vegetable plot. Ideal for anyone wishing to buy a home with potential business and also renovation project. Is located...

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: 350 EUR

NOTES