

Character property in a pretty village, part renovated (with work remaining), with courtyard garden.



INFORMATION

Town:	Gomené
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	84.42 m2
Plot Size:	311 m2

IN BRIEF

OFFERS INVITED This house is situated in the heart of a village, within walking distance of a beautiful lake. In "L" form with two facades, the house has been part renovated, preserving original character - but with a fair amount of work still to do. Customise the project to your desires.

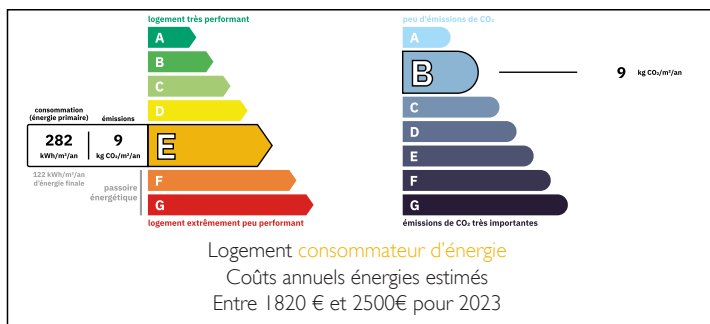
Entry is into a family kitchen leading to a utility area, recent bathroom, W/C, and ground floor living room with original fireplace (to finish) and mezzanine above (17m2, to be fitted out). Attached is a second property to renovate, comprising a large garage (44m2), with attic above. Outside is a lovely courtyard garden with a view of the church.

Upstairs are two lovely bright bedrooms with original wooden floors and above those is a part-converted attic, used as a third bedroom.

Within walking distance is a crêperie, a beautiful

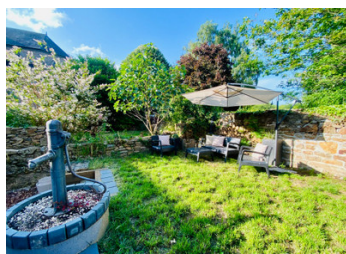


ENERGY - DPE



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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

OFFERS INVITED Recently featured on a top rated Irish property TV show, this property is composed of two buildings linked in the middle. The main house has been largely renovated, is full of character and is a lovely home ready to move into right away.

The second building forming the other arm of the "L" is composed of a large garage on the ground floor (44m²) with an attic above (approximately 40m² floor surface), and features a separate facade opening onto a courtyard.

The second building could be incorporated into the main house to give additional living space, or indeed be transformed into a separate dwelling (with or without connection between the two). Huge possibilities await!

In the area you have the large regional town of Loudéac with all of the commerces and amenities to be expected. With easy access to the N164 you can explore Brittany at your leisure, the regional capital Rennes (including its airport) is under fifty minutes by car and the north coast can be reached in under an hour.

Gomene

- The Village: Gomene is an ancient village and the architecture reflects this. There is character at every turn. There is a popular crêperie, a beautiful lake with communal BBQ area and playground, the village has a large covered boule piste, skate park, and a primary school.
- Scenic Nature: Gomene is surrounded by beautiful natural landscapes, making it ideal for hiking, exploring and other outdoor activities.
- Historic Sites: Look for traditional Breton architecture and...

LOCAL TAXES

Taxe foncière: 280 EUR

Taxe habitation: EUR

NOTES