

OFFER ACCEPTED Beautiful partially renovated stone cottage, with barn and private woodland, in a quiet hamlet.



INFORMATION

Town:	Le Quillio
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	68.91 m2
Plot Size:	2480 m2

IN BRIEF

OFFER ACCEPTED Come and explore this lovely character stone cottage and barn. Situated on a slightly raised plot facing the enchanting private woodland and picnic area on the other side of the lane, this could be your new dream home.

Partially renovated, this property is at a stage where you can create the interior and finish that you desire - a blank canvas to make your own.

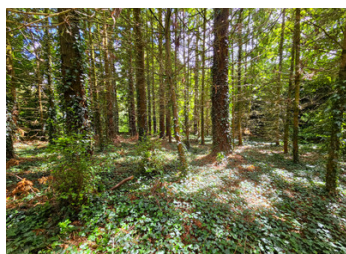
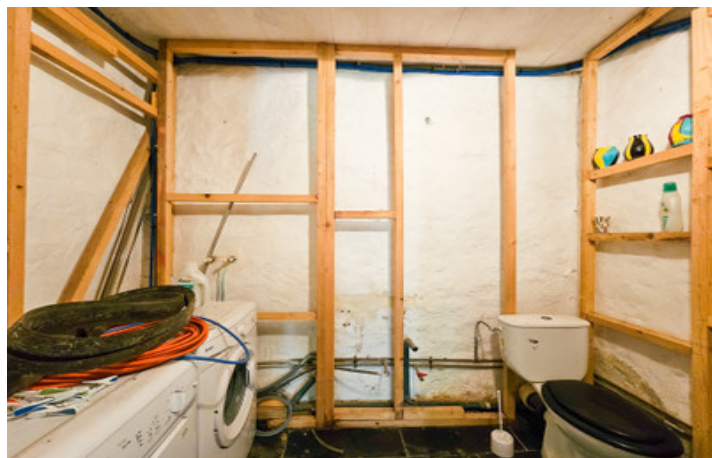


ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

OFFER ACCEPTED On the ground floor is a large living room with stone fireplace, perfect for a log or pellet burning stove to create that cosy ambiance. Through a doorway you arrive in what could be a nice light kitchen kitchen, with a shower/WC room beyond. French windows open onto the garden. Up the recently installed staircase you find a large attic room. The roof looks to be in good condition and has been partially insulated. A dormer window lets in light from the front. The high roof would lend itself perfectly to a statement bedroom with cathedral ceiling.

To the left of the property is an attached barn, that is itself semi-detached on one side to a neighboring cottage. This usefully large space with a second stone fireplace could perhaps be transformed into additional living space (subject to authorisation), either an enlargement of the main house or a separate dwelling.

Outside is a lovely lawned garden and some mature trees. On the opposite side of the little lane is an area of woodland, currently partly used for parking and as a lovely shaded picnic area. There are three or four other houses in the hamlet making for a friendly little community, and beyond that the hamlet is surrounded by the countryside.

The property is just ten minutes from a local market town with all the amenities you would need, including a good supermarket, bakery, some restaurants, a bank, petrol station and a friendly and vibrant bar...