

Detached property in the countryside. 3 bedrooms. Garage and outbuildings.

EXCLUSIVE



INFORMATION

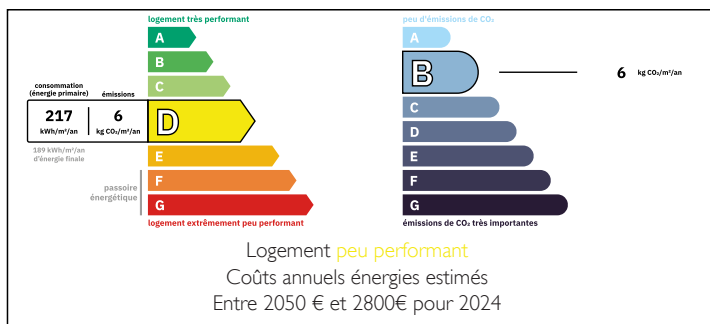
Town:	Grâce-Uzel
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	4595 m2

IN BRIEF

Discover this charming and beautifully renovated property, offering the perfect blend of modern comfort and countryside tranquility. Ideally located just 10 minutes from Loudéac and within an hour of the stunning coastline, this home is ready to welcome you.



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

Key Features:

All-Year Conservatory: Enter through a bright, tiled conservatory that serves as a dining room, ideal for entertaining or enjoying peaceful meals with a view.

Open-Plan Living: The spacious lounge, dining area, and high-quality kitchen, complete with a Rayburn-style cooker, make for a warm and inviting heart of the home.

Ground Floor : A large utility room, separate WC, and a luxurious bathroom with a spa bath and shower offer convenience and relaxation, perfect for family living or single-level accommodation.

First Floor: Accessed via a stunning oak staircase, the first floor features a spacious hallway used as a reading or office nook, three airy double bedrooms, and a modern family shower room with a WC.

The property boasts a separate garage, a large workshop housing an efficient pellet boiler heating system, and a lean-to ideal for wood storage.

The land surrounds the house, ensuring complete privacy. Whether you dream of a garden, or simply a peaceful retreat, this outdoor space is a blank canvas waiting for your personal touch.

Don't miss out on this unique property offering style, efficiency, and comfort in a prime location. Contact us today to arrange a viewing and see all this home has to offer!

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>