

Charming detached 4-bedroom family home set in peaceful countryside, with large garage and over 2.4 ac of land

EXCLUSIVE



INFORMATION

Town:	Éréac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	10000 m2

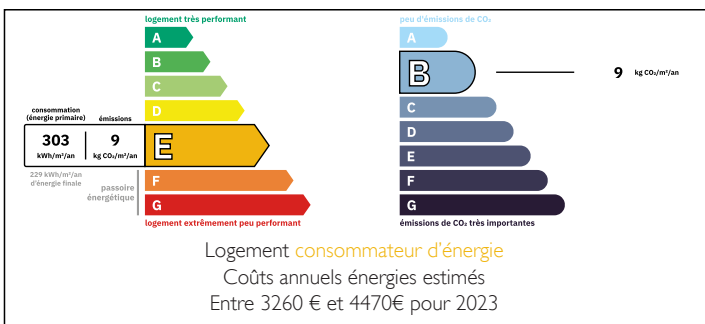
IN BRIEF

This spacious, south-facing stone house is peacefully located just minutes from Éréac, which offers a small shop, a post office and school. Ferries and airport are within an hour drive.

The property includes a generously sized kitchen, large dining room with fireplace, and spacious lounge featuring a wood-burning stove. The ground floor also has a shower room and separate toilet. Upstairs, the landing leads to a cozy library/office, a light-filled bedroom, and a spacious master bedroom with a high cathedral ceiling and ensuite shower room. The top floor, accessed from the library, offers a large bedroom with walk-in wardrobe. Above the dining room is a large room needing renovation, with access to a partially renovated room above.

A full-length lean-to at the back forms a covered terrace, leading to a large double garage with attic storage. Outside, there's...

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

Set in the heart of the Breton countryside, this charming south-facing stone house sits in a peaceful setting just a few minutes' drive from the village of Éréac. The village offers essential amenities including a bar with a small shop, a pharmacy, and a garage. Ideally located, the property lies about an hour from both Rennes and Saint-Brieuc, offers easy access to the beautiful north coast beaches while preserving the calm of a rural environment.

The house is full of character and offers generous living space over several levels. On the ground floor, you'll find a good-sized kitchen, ideal for family meals or entertaining, as well as a large dining room with a traditional stone fireplace, creating a warm and inviting atmosphere. The lounge provides a spacious and comfortable setting, heated by a substantial wood-burning stove—perfect for winter evenings. This level also includes a practical shower room with basin and a separate toilet.

Upstairs, above the lounge, the landing leads to a small library or office, a bright first bedroom, and a spacious master suite. This principal bedroom impresses with its high cathedral ceiling and exposed beams. It also benefits from an en-suite shower room with a shower, washbasin, bidet, and toilet.

From the library, stairs lead to the top floor, which features a large loft-style bedroom with a walk-in wardrobe, making it perfect as a guest room or private space.

On the opposite side of the house, above the dining room, is a large room in need...

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES