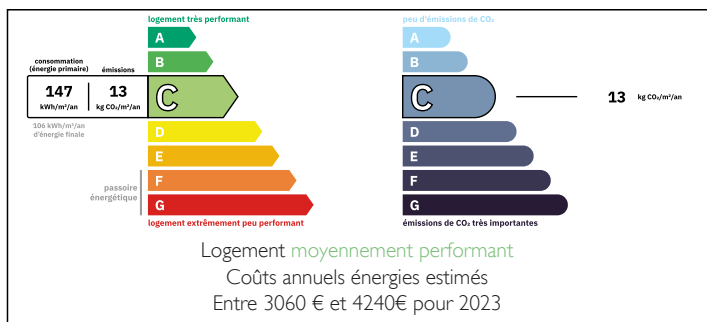


Superb three-bed longère, two-bed attached gîte, outbuildings and beautifully presented gardens.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	5
Bath:	4
Floor:	236 m <sup>2</sup>
Plot Size:	3317 m <sup>2</sup>

## IN BRIEF

Traditional character meets elegance, style and modern comfort in this superbly renovated longère and attached gîte. Effectively rebuilt from the ground up to an exceptional standard, this is a turn-key property that you can move into and enjoy on day one. The main longère comprises a large entry, equipped country style kitchen/diner, glazed dining veranda, equipped back kitchen, downstairs shower/WC, formal dining room, grand main living room with bar and a second veranda. Upstairs are two lovely bedrooms, an office, a bathroom, a shower room, and via a separate staircase a stunning master suite with mezzanine, private shower/WC and dressing room and a balcony overlooking the countryside beyond.

The attached gîte features an open-plan living room and kitchen, glazed veranda, two bedrooms and a bathroom.

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

This substantial longère has been lovingly renovated to a very high standard, with quality materials, character and great attention to detail throughout. Driving up the rural lane to the property, you arrive in the immaculately presented courtyard with parking space for numerous vehicles. The courtyard surface is fully tarmac coated and features a charming inset stone detail in the centre. Entering the main house you arrive in the spacious hallway with its lovely flagstone flooring. To the left, the flagstones continue into the superb fitted country-style kitchen which features a gas range, extractor, double sink, ample storage, solid wood cabinet doors, work-surface lighting and tiled blackspash. This large room also allows for a family table and chairs and features details such as a fireplace with an electric flame stove and exposed beams on the ceiling.

Beyond this is a second, fitted back-kitchen, very luminous thanks to a large skylight, with even more storage, a second electric oven and hob, extractor, space for dishwasher, washing machine, tumble dryer and has double doors leading to a beautiful outdoor terrace. This room is kept lovely and cool in the summer by one of five built-in air conditioning units. At the far end is a useful downstairs shower room with sink and WC.

Back in the entrance hall, a second door leads to a comfortable family dining room, featuring a real wood floor and a staircase that leads up to the first two bedrooms (one of which has a...

## LOCAL TAXES

**Taxe foncière: 1575 EUR**

## NOTES