

A gorgeous four bedroom house and one bedroom gîte, outbuilding, garage and gardens near Rostrenen.



## INFORMATION

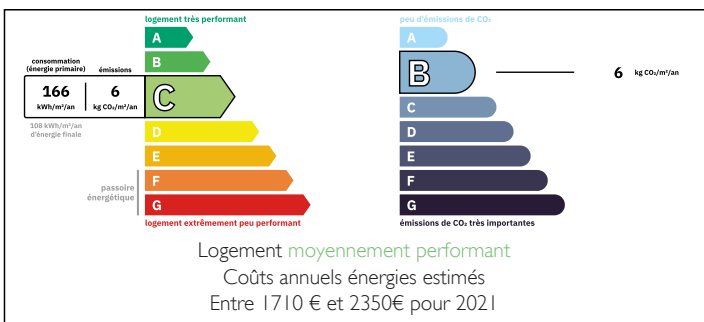
Town:	Kergrist-Moëlou
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	160 m <sup>2</sup>
Plot Size:	1720 m <sup>2</sup>



## IN BRIEF

Situated not far from the lively town of Rostrenen, with great markets, restaurants, cafés and supermarkets and near the historic market town of Gouarec, this property has been tastefully renovated to create the beautiful family home it is today. The adjoining one-bedroom gîte is a lovely addition that offers separate accommodation for guests or a business opportunity!

## 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

A driveway leads to the garage and outside parking on the left and to the main house, gîte and outbuilding on the right.

The front door gives onto the fabulous open-plan space containing the kitchen, dining area and living room and there is a WC on this level.

Upstairs is the family bathroom and two bedrooms, one of which is en-suite. On the second floor are two bedrooms, one with a dressing room and a stand-alone WC. To the left of the main property is a building that is currently used as a 'man cave'.

The gîte contains a corner kitchen, open plan living space, ground floor family bathroom and a mezzanine bedroom.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES