

Pretty detached character property with over 7,000m of land and several outbuildings – rural setting

EXCLUSIVE



INFORMATION

Town:	Canihuel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	7005 m2

IN BRIEF

This truly special property is a must-see and is set in a hamlet with no immediate neighbours and on a plot of 7005m2.

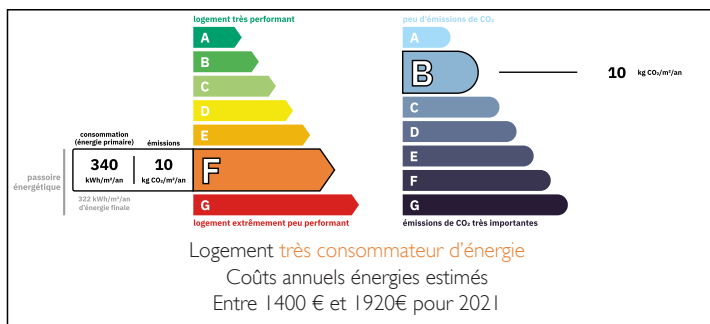
The charm and character of the original house have been carefully preserved throughout the renovation, with spacious rooms and large windows that create a bright and welcoming atmosphere.

On the ground floor, the property features a generous kitchen/dining room (5.56m x 5.26m) with slate tiled flooring and a multi-fuel Rayburn oven. There is also a comfortable lounge (4.19m x 5.58m) with a log burner, tiled floor, under-stairs storage and patio doors opening onto the front terrace.

A wide staircase leads to the first floor, where the landing provides additional storage. The master bedroom (4.29m x 5.25m) features wooden flooring and a large Velux window with beautiful countryside

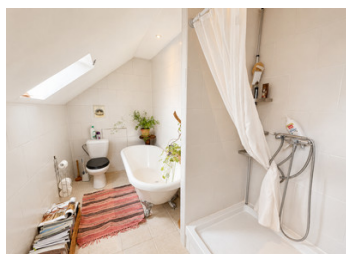


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 296 EUR

NOTES

DESCRIPTION

The bathroom (2.15m x 4.92m) is fitted with a tiled floor, shower, claw-foot bath and vanity unit with sink.

To the front of the house is a paved terrace with a well, providing an ideal space for outdoor seating and a BBQ/food preparation area. From the terrace there is access to a workshop (29m²) which also includes a laundry room, shower and sauna.

A large garage/outbuilding (52m²) offers excellent space for parking or storage, with an additional smaller shed nearby. There is also a substantial woodshed.

The land is mainly grassed and includes established fruit trees and bushes, a large vegetable plot and a conservatory currently used for growing plants.

This property has a compliant septic tank.

The property is located on the outskirts of the village of Canihuel, which has a restaurant, and is just a short drive from the small towns of Corlay and Saint-Nicolas-du-Pélem, where you will find a full range of amenities.

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