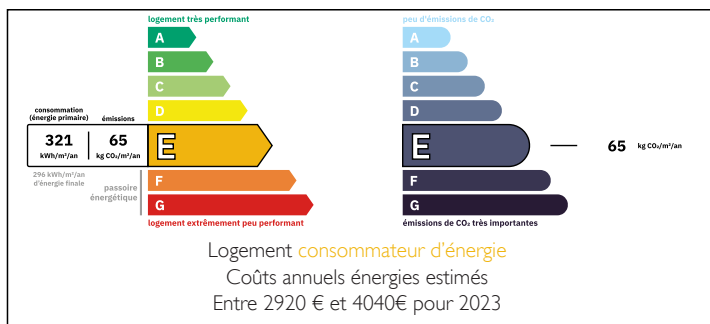


Beautiful 5-Bedroom Country Home with 11,450m of Landscaped Grounds

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Coadout
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	180 m ²
Plot Size:	11 450 m ²

IN BRIEF

Situated in a peaceful hamlet close to Coadout, this beautifully presented five-bedroom home offers spacious accommodation, and over 11,450m² of established gardens and grounds.

The property includes a welcoming lounge with log burner, modern fitted kitchen, spacious dining room with bar area and a bright veranda opening onto the terrace and gardens. A ground-floor bedroom and bathroom provide flexible living, while upstairs are four further bedrooms, including two with en-suite bathrooms.

The basement offers a utility room, office, boiler room, WC and garage.

Outside, the property is approached by a gated driveway and is surrounded by mature gardens featuring two ponds, fruit trees, a vegetable garden, workshop, hangar, polytunnel and well.

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.



NOTES

DESCRIPTION

DETAILS

Ground Floor

- Entrance hall (1.29m × 3.16m) with tiled floor.
- Hall (4.11m × 1.49m) with tiled floor and built-in storage.
- Veranda (5.50m × 3.26m) overlooking the gardens with windows to three sides and two radiators.
- Kitchen (2.79m × 4.24m) fitted with a range of units, double electric oven, gas hob, dishwasher and garden views.
- Lounge (4.24m × 5.54m) with parquet flooring and log burner.
- Dining room (3.32m × 6.70m) with bar area, dual-aspect windows and patio doors to the terrace.
- Bedroom 1 (3.30m × 3.39m) with built-in wardrobes.
- Bathroom (2.46m × 1.76m) with shower, vanity unit and WC.
- WC.

First Floor

- Landing.
- Bedroom 2 with en-suite shower room (1.56m × 3.11m).
- Bedroom 3 (2.37m × 2.76m).
- Bedroom 4 (2.38m × 2.87m).
- Bedroom 5 (3.16m × 4.85m) with built-in wardrobes and en-suite shower room (2.85m × 1.98m).
- WC.

BASEMENT

- Utility room (2.73m × 3.50m).
- Office (3.66m × 4.31m).
- Workshop (3.38m × 7.40m).
- Boiler room.
- WC.
- Garage.

OUTSIDE

Sweeping gated driveway, landscaped gardens, two