

Beautifully presented 3/4 bed neo-Bretonne house in a rural setting just 5km from Paimpol & 9km from the beach



INFORMATION

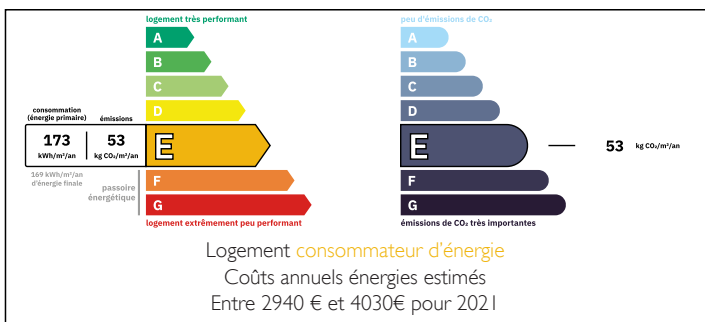
Town:	Kerfot
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	4419 m2

IN BRIEF

Set in the countryside just south of the popular port town of Paimpol, with rail link and lively weekly market, this beautifully presented neo-Bretonne property offers a stylish, comfortable living environment and is in great condition. Inside, a huge hallway, with stylish wrought iron and marble-finished staircase, leads to a modern fitted kitchen, an office / bedroom and WC. A light and comfortable living space runs the full length of the rear of the property, with doors to the terrace and views over the surrounding countryside. Upstairs are 3 good sized bedrooms, an office / child's bedroom, family shower room and separate WC. The basement, with garden access, is divided into laundry, boiler room, wine cellar and large garage with capacity for 2 cars. The surrounding gardens, planted with palm trees and...



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.



LOCAL TAXES

Taxe foncière: 1091 EUR

NOTES

DESCRIPTION

Neo-Bretonne house 134 m² on land extending to 4419 m² (1 acre).

- Heating - oil-fired central heating
- Drainage - fully conforming septic tank

Ground floor :

- Entrance hall 12 m² with staircase
- Fitted kitchen 16 m²
- Living / Dining room 43 m² with fireplace and doors to the terrace
- Bureau / bedroom 8.5 m²
- WC & cloakroom cupboard

First floor :

- 3 Bedrooms 13m², 10.5 m² & 12.26 m²
- Bureau / small bedroom 8.5 m²
- WC
- Bathroom 7 m² with shower & washbasin

Basement :

- Garage 42.5 m² with room for 2 large cars
- Boiler room 5.5 m²
- Laundry room 20.5 m²
- Wine cellar 5.8 m²

Set in gardens extending to 4419 m² (1-acre) with south-east facing terrace & electric entrance gate

Amenities & rail link - Paimpol 5km

Beaches - Brehec & Plouha 9km

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