

Large architect designed house, light, airy, large garden, situated in a quiet quarter.



INFORMATION

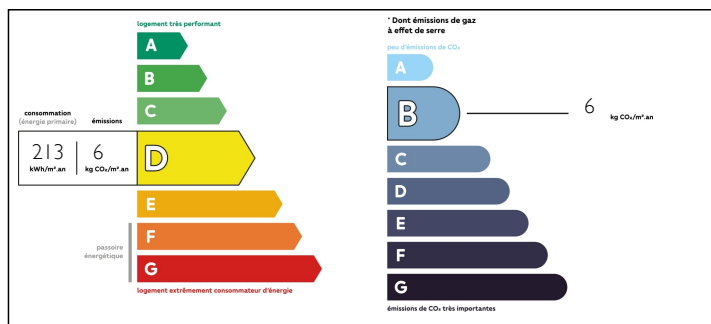
Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	1583 m2

IN BRIEF

Within walking distance of the center of Loudéac, situated in a quiet and desirable area - discover this detached architect-designed house (1983) surrounded by a large pretty, private and fully enclosed garden (plot surface of 1583m²). Comprising on the ground floor an entry leading to a large and bright living area with wood fired insert fireplace and high ceilings, open to a very pretty dining room and lovely recently fitted kitchen. A veranda overlooking the garden, two ground floor bedrooms (one with en-suite shower/WC), a separate WC, back kitchen, laundry room and large garage (with electric door) complete the ground floor. Upstairs, a large landing overlooking the rooms below, with built-in cupboards serving two luminous attic bedrooms, a second bathroom, a WC and a small attic.



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

The house is connected to mains drainage, is double glazed and is in close proximity to all the amenities that Loudéac has to offer: schools, middle schools, high schools, doctors, supermarkets, bars, restaurants, parks and numerous commerces.

Easy access to the D700 and N164 leading to the towns of Pontivy, Saint Briec, Rennes, Lamballe and beyond.

This house is ideal for a couple or a family, or someone who wishes to work from home thanks to one of the ground floor bedrooms that could serve as an office with access via sliding glass doors. The light, bright and open plan interior featuring natural materials and the central fireplace make the interior a very inviting place to spend time. The close proximity to the centre of Loudéac is a big attraction, yet the house is situated in a quiet quarter with no passing traffic, guaranteeing peace and quiet at home. Set back from the lane, with a large fully enclosed garden - this could be your new dream home.

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

NOTES