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## House for sale in Guitte in Brittany

Guitte , Côtes-d'Armor , Brittany



**€294,000**

inc. of agency fees

3 Beds 2 Baths 290 sqm 0.28 ha

EXCLUSIVE- Conveniently located between Guitte and Caulnes with its facilities and train station, this spacious three bedroom house has been thoughtfully...

### At a Glance

Reference MFH-DIN12276-TH

Near to Guitte

Price €294,000

Bed 3

Bath 2

Hab.Space 290 sqm

Land 0.28 ha

Pool No

Land Tax N/A

### Property Description

EXCLUSIVE- Conveniently located between Guitte and Caulnes with its facilities and train station, this spacious three bedroom house has been thoughtfully modernised to retain the building's original features. The fitted kitchen leads to a large conservatory with a cider press and access to the back garden. The living room, with wood burning stove, also has a dining area and access to the back garden. The corridor leads to a large office as well as a shower room with WC.

On the first floor, a stunning master bedroom boasts original features including a grand fireplace. There is a second double bedroom and another shower room with WC.

On the second floor, a magnificent sitting room offers space to enjoy listening to music or watching television. The third bedroom is currently used as a studio/office space.

The back garden with its patio, fishpond and area for growing fruit and vegetables also has space for garden equipment.

Adjoining the house is a one bedroom gite with private entrance. It includes on the ground floor a fitted kitchen, salon and shower room with WC. Upstairs is a double bedroom, dressing room and WC.

Across the road is a large garage, dependences for storage, a small orchard and hanger.

An unusual property, which should be viewed without delay! (5.00 % fees incl. VAT at the buyer's expense.)

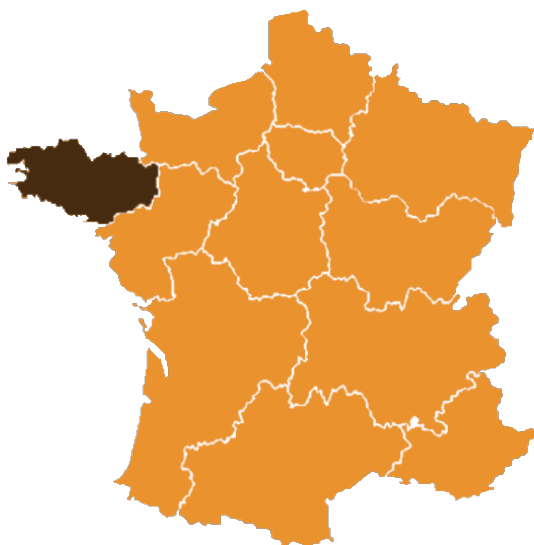
Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€294,000

Key Information

Internal Area:	290 sqm
Land Area:	0.28 ha
Has a Garden	Yes

Location: Brittany



## Gallery











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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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