

3-bedroomed townhouse with garden, and 1-bedroomed studio . Works needed..



## INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	1224 m2

## IN BRIEF

These two properties are spacious and bright, and only a short walk from local amenities.

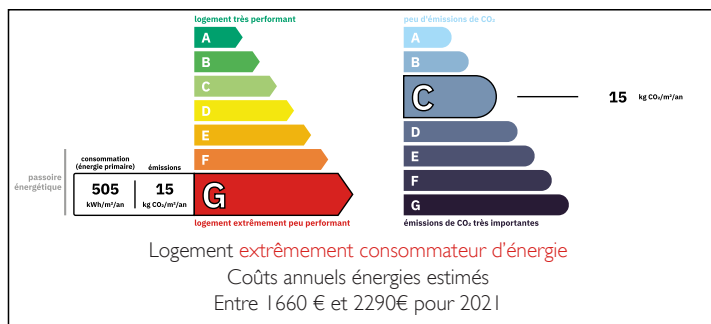
On the ground floor of the main house are a kitchen, with fitted storage cupboards and integrated cooker and dishwasher, a dining room and lounge, with doors leading to the patio overlooking the garden to the rear. Three large bedrooms and a bathroom are on the first floor.

A large basement area extends across the footprint of the property, and there is also attic space which could be converted to provide additional accommodation.

There are lots of possibilities for the second property; rental as a gite, retail premises, home office .... On the ground floor of the studio are a lounge, kitchen and bathroom, with a bedroom on the first floor.

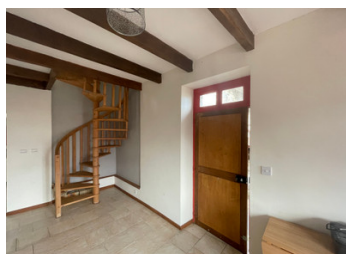


## ENERGY - DPE



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: 464 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located in the town of Mur de Bretagne where you will find schools, shops, a supermarket, bank, post office, bars, restaurants and a weekly Friday market. The largest nearby towns are Pontivy (15 minutes) and Loudéac (26 minutes). Lac de Guerlédan, with restaurants, bars and beaches is approximately a 10 minute' drive.

### Main House - Ground Floor

Large hallway with staircase to the first floor and door leading to the cellar.

Kitchen (3.56m x 4.32m) with fitted units, integrated cooker and dishwasher, two windows and tiled floor.

Living Room (3.74m x 3.40m) with wooden flooring, log burner, window and glazed doors leading to the patio overlooking the garden

Dining Room (3.87m x 3.40m) with wooden flooring, log burner and window.

### Main House - First Floor

Bedroom 1 (4.51m x 3.12m) with wooden flooring, fireplace and window over garden.

Bedroom 2 (3.72m x 3.68m) with wooden flooring, fireplace and window over garden.

Bedroom 3 (3.72m x 4.00m) with wooden flooring, fireplace and window over garden.

Bathroom (2.34m x 1.42m) with corner shower, washbasin, WC, heated towel radiator, window and tiled floor.

Staircase to attic

Basement

### Gite - Ground Floor