

Fantastic lock up and leave stone cottage 3 minutes from lac de Guerlédan

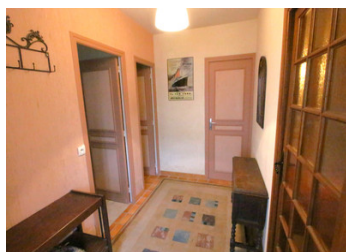


## INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	71 m2

## IN BRIEF

Picturesque 2 bedroom cottage ideally located in a thriving tourist town, perfect holiday home within easy access of major transport routes.

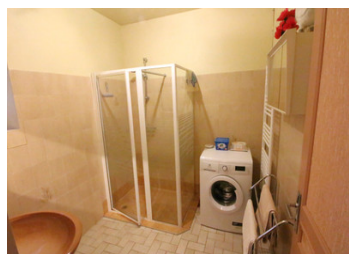


## ENERGY - DPE

DPE not required.

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 habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR;

Entry by double glazed glass door to:

ENTRANCE HALL~ 3.6 x 1.8 (6m2) tiled floor, doors leading to;

SHOWER ROOM~ 2.35 x 2.20 (5m2) shower, washbasin, plumbing for washing machine.

STORAGE SPACE~ contains electric board and hot water tank.

OPEN PLAN KITCHEN / LOUNGE/ DINING~8.8m x 4.3m ( 38m2) A fitted kitchen with built in oven, gas hob, sink, dining area, tiled floors, exposed beams, Wood-burning stove, double glazed window to front of house.

Lounge area and open staircase leading to;

### FIRST FLOOR

BEDROOM 1 ~ 4.32m x 4.86m ( 20 m2) Carpeted floor, double glazed window to front of property..

BEDROOM 2 ~ 3.20m x 2.82m ( 9 m2) Carpeted floor, double glazed velux window.

W.C. Containing wash basin and bidet, velux window to rear of house 3 ~ 2.3m x 3.9m (9m2)

LANDING AREA~ currently used as office space.

OUTSIDE SPACE~ Terrace to the front of the house.

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