

Amazing location with wonderful views of local lakes. Decorated to a very high standard.



INFORMATION

Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	163 m2
Plot Size:	8820 m2

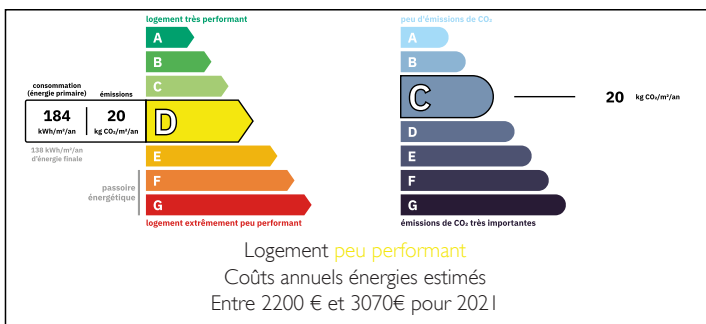
IN BRIEF

Wonderful gardens surround the property with seating areas providing views over the valley and three lakes. There is a tarmac driveway to the house and the garage at basement level.

4/5 Bedroom house with gas central heating and double glazing, newly fitted kitchen with built in appliances and dining area. Sitting room and dining room plus, two bedrooms and a bathroom on the ground floor. Large hangar with electricity and woodstore. With no passing traffic the property is located in a quiet and peaceful setting less than 10mins drive from Rostrenen with all amenities and weekly market.



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: 1589 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

There is a parking area at the back of the house with access to the veranda at the front of the house with marvellous views of the garden and the valley. The veranda is a lovely spot for coffee in the morning or outside dining in the summer. There is a canopy to provide shade when required. Access to the house from the veranda to kitchen, entrance hallway and sitting room.

ENTRANCE HALL:- L-Shaped tiled hallway with glass doors leading to:-

KITCHEN (6.3m x 3.2m) Tiled flooring with newly fitted kitchen and dining area. Integrated, fridge, induction hob, double oven and microwave, extractor hood. The kitchen island has extra plug points, a dishwasher, sink with drainer and wine cooler. There is also a special heat resistant pad on the island which is suitable for rolling pastry. Window to front. Glass doors to veranda and doors to hallway.

SITTING ROOM (5.3m x 3.8m) DINING ROOM (4.6m x 3.2m). Oak flooring, exposed beams, stone fireplace with insert woodburner. Doors to side and front of house. Window to side.

BATHROOM (1.8m x 1.8m) Bath with overhead shower, sink unit and built in storage cupboard. Separate w.c.

BEDROOM 1 (3.5m x 2.8m) Laminate flooring. This room is currently being utilised as a sitting room. Window to back of the house.

BEDROOM 2 (3m x 3m) Oak flooring with window to back of the house.

Carpeted Stairs from Hallway lead to:

BEDROOM 3 (3.7m x 4.6m into eaves). 2 built in storage cupboards. Window to...