

**\*OFFER ACCEPTED\*** A delightful family home near local amenities and the Nantes-Brest canal

EXCLUSIVE

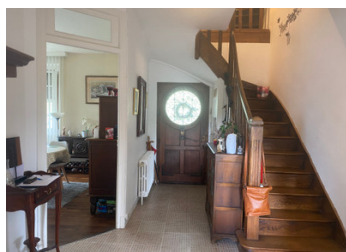


## INFORMATION

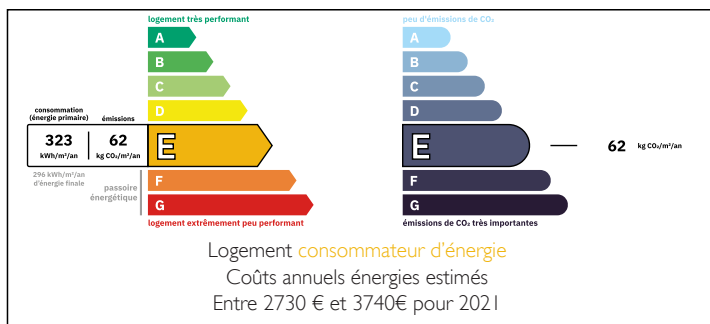
Town:	Le Haut-Corlay
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	1499 m2

## IN BRIEF

Set out over 2 floors and with interesting individual features, this house has become available for the first time in nearly 20 years and must be seen!

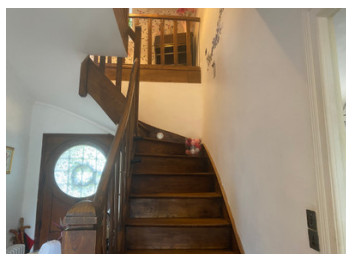
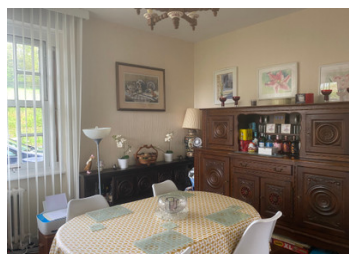


## ENERGY - DPE



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

This beautiful home needing a little work is reached by a driveway with ample space for two cars. The entrance porch gives onto the large, bright hallway, which leads separately to the kitchen (13.5m<sup>2</sup>), the living room (17m<sup>2</sup>), a downstairs bedroom (30m<sup>2</sup>), the downstairs WC (2.2m<sup>2</sup>), the dining room (14m<sup>2</sup>) and the door to the basement (23m<sup>2</sup>). From the hallway, a lovely wooden staircase leads to two further bedrooms, one of which includes both a shower room with WC and a balcony overlooking the garden and another sizeable bedroom, containing a WC and washbasin. Returning to the basement, there is a laundry room and dining area combined (28m<sup>2</sup>), a boiler room and access to the garage and wine cellar. There is also a door directly to the garden at rear.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES