

Pretty semi detached stone cottage in a thriving village, Within 10 minutes of lac de Guérledan.

## EXCLUSIVE



## INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	351 m2

## IN BRIEF

NO LONGER AVAILABLE, UNDER OFFER - Ideal for renovation this stone cottage benefiting from mains drainage has a hug amount of character and would make a perfect holiday or permanent home. Close to amenities and the ever popular Lac de Guérledan.



## 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

Entrance via the glazed door into

OPEN PLAN LIVING SPACE WITH KITCHEN DINING AND LOUNGE 5.6m x 6.2m (34.72m<sup>2</sup>)

Tiled floor, exposed beams, chimney with wood fired stove, Window to front of the property and stairs leading to first floor.

### LANDING AREA

BEDROOM I 2.9m x 3.2m (9.2m<sup>2</sup>)  
Pine panelled walls wooden floor.

OFFICE 3.2m x 2.2m (7.04m<sup>2</sup>)  
currently used as a single bedroom

BATHROOM 2.2m x 3m ( 6.6m<sup>2</sup>)  
Tiled walls, washbasin, shower, w.c. and cupboard housing hotwater tank.

Attic space ripe for conversion.

### OUTSIDE,

stone built building and garden area.

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