

OFFER ACCEPTED A gem in the picturesque town of Guérlédan near all amenities and the Nantes - Brest canal.



INFORMATION

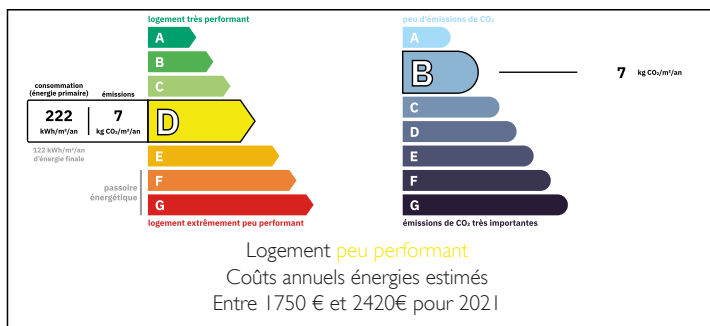
Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	161 m2

IN BRIEF

This beautiful home has been restored to a very high standard in keeping with the owners' impeccable taste. Situated slightly back from the main roads of Mûr de Bretagne, the property is near enough to all amenities and restaurants to be able to leave the car at home. Ten minutes' drive from the Lac de Guérlédan and close to the Nantes-Brest canal, this is the ideal spot in which to base yourself for exploring the local area. The bigger towns of Pontivy and Loudéac are a short drive away and the coast is 1 hour 40 minutes' by car.

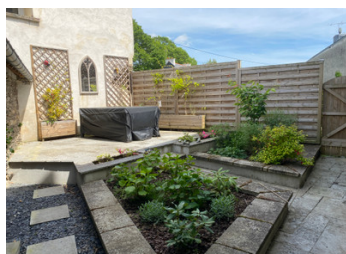


ENERGY - DPE



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

A welcoming and bright hallway leads to the fully-equipped kitchen to the left with a WC and utility room behind. To the right of the hall is a magnificent living room with wood-burner . The living room also provides access to the well-maintained terrace to the back of the property via double-glazed double doors.

A wooden staircase takes you to the next level with three good-sized bedrooms, a new shower room and WC and a door from this floor gives on to a staircase which leads to the superb fourth bedroom, with generous storage and an immaculate en-suite bathroom, containing shower, bath, WC and dressing.

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