

Spacious two-bedroomed property in a tranquil setting, with land and beautiful views of the countryside



## INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	1946 m2



## IN BRIEF

In a quiet hamlet setting, between the villages of Merléac and Saint Gilles Vieux Marché, this lovely south-facing property is suitable for either a permanent, or holiday home.



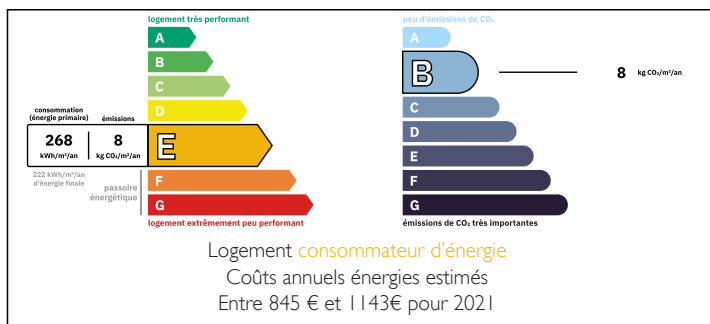
On the ground floor is a large open plan living and dining room, with a corner kitchen, a bedroom and a shower room with WC. On the first floor is a large bedroom, which could be separated into two individual rooms, to create a third bedroom, or additional bathroom. The property has been updated, with many original features retained.



The property is double glazed, and the heating is from a log burner in the lounge.

The adjacent outbuilding, has plumbing and electrics and could be converted for additional accommodation, or used as a workshop.

## ENERGY - DPE



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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: 334 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In detail ...

Double glazed entrance porch

Ground floor – open plan lounge, dining and kitchen (42m<sup>2</sup>) with tiled floor, beams, fireplace with log burner. Kitchen has cupboards, a gas hob and an electric oven.

Shower room (2.02m x 1.79m) with tiled floor, Velux window, washbasin with vanity unit, shower and WC.

Bedroom 1 (4.93m x 2.63m) with garden views, beams and carpeted floor.

First floor

Bedroom (8.24m x 4.86m) with carpeted floor, beams and 3 x Velux windows

Outbuilding with stone walls (7.35m x 4.00m) with concrete floor, plumbing, electrics and WC.

Gardens and woodland

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