

No longer available, offer accepted. Beautifully renovated two bedroom property with stunning views.

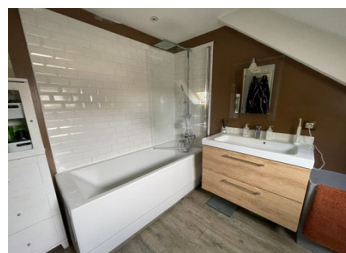


INFORMATION

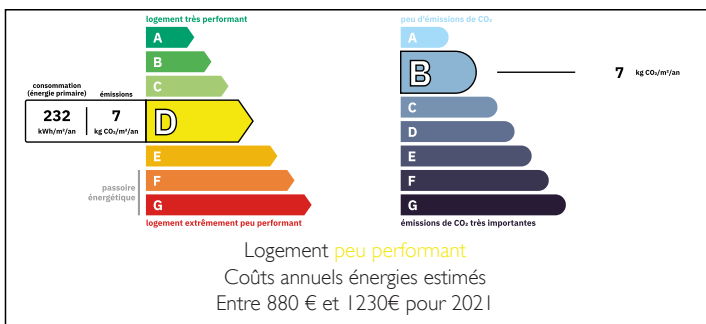
Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	76.1 m2
Plot Size:	1146 m2

IN BRIEF

Property situated just outside the village of St Vran which has a thriving bar, an excellent baker and a very popular restaurant. The current owners have renovated the property which retains lots of character but has been adapted for modern living, with it's bright, open plan kitchen/lounge. The nearest larger towns are either Collinne or Merdrignac which both have a supermarket, doctors surgery, pharmacy, bars and restaurants.



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: 490 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is gated for improved security and there is a large gravel driveway with two wooden sheds one of which has electricity and water, currently housing the washing machine (total of 21m2)

You enter the property through a glass front door into the lounge/kitchen (9.36 x 5.89). The kitchen has modern appliances which are being sold with the property. Off the kitchen is a door to the garden which is an oasis of calm, with far reaching views across fields. The work top doubles as a large breakfast bar, ideal for dining.

The lounge has patio doors to the garden plus a large fireplace housing a wood burner. It's bright and sunny in the summer but cosy in the winter.

The stairs lead up to a large landing which is currently being used as office space but there is more than enough space for a sofa bed for occasional guests (8m2)

Bedroom 1 (1.99 x 4.370) plus area with dressing table (1.029 x 0.57)

Bedroom 2 (4.36 x 1.87)

Both windows have large velux windows and additional eave space.

The bathroom is modern with bath and over bath shower, sink, WC, velux window and heated towel rail.

Outside there is an additional metal shed currently used for storage and a large patio area. At the other end of the garden is a large vegetable plot.

The property is 50 minutes from Rennes airport, just over an hour to the port of St Malo and less than...