

A great opportunity to own a cozy property close to the Lac de Guerlédan



INFORMATION

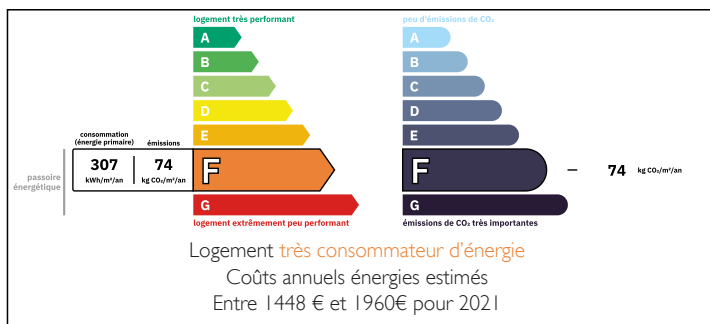
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	1626 m2

IN BRIEF

This very cute cottage off the beaten track exudes calm while also being close to tourist spots and the lovely village of Caurel.



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

The main entrance faces the lovely front garden and driveway and gives onto the ground floor shower room and separate WC. A staircase leads both upstairs to the mezzanine and a bedroom and downstairs to the utility room and summer kitchen. Returning to the ground floor, a double bedroom faces the back garden and views of the lake. The living room leads to a good sized conservatory via double doors and also to the kitchen.

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