

Rare to the market ... four-bedroomed village property with over 6000m2 of land in a quiet village location



INFORMATION

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|-------------|------------------------|
| Town: | Saint-Nicolas-du-Pélem |
| Department: | Côtes-d'Armor |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 124 m2 |
| Plot Size: | 6493 m2 |



IN BRIEF

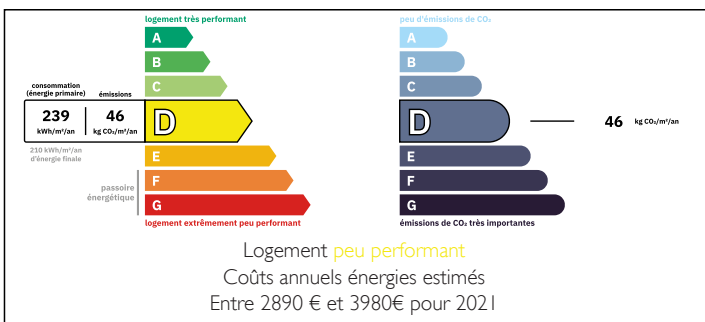
Located in Saint Nicolas du Pelem, this property is in a quiet residential location, a short walk from amenities. To the rear of the property are the vast gardens, which are not overlooked by neighbouring properties, and two additional garages.

The accommodation is arranged over three floors and has bright, spacious rooms. There are possibilities to rearrange the rooms, to create additional bedrooms, if required.

The ground floor comprises a double garage, a kitchen with access to the terrace and garden and a shower / laundry room.

The main accommodation is situated on the first floor, which has a sunny terrace running across the front of the property. A spacious, equipped kitchen, with lots of storage, leads to the lounge, which has a log burner and lovely views of the gardens. On this

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: 1283 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The second floor comprises two additional bedrooms, each with a closet which could be used as a dressing room, a smaller room which is used for storage and has also been used as a bedroom, with beds at each end, and a family bathroom.

The gardens to the rear have established fruit trees and grassed areas, and lead to the two additional garages.

The property is double-glazed and the majority of the windows have electric or manual shutters. Heating is provided by oil-fired radiators and a wood-burner in the lounge.

Located in the centre of Saint Nicolas du Pelem, the property is within walking distance to shops, bars and restaurants.

BASEMENT

GARAGE(46m²) with doors to front, and glazed doors to rear which open on to the garden. Space for at least two cars

KITCHEN (3.46m x 4.34m) with electric induction oven and hob, cupboards, sink and drainage, tiled floor and glazed doors to garden.

SHOWER ROOM / LAUNDRY (3.30m x 3.55m) with shower, washbasin, WC, sink with drainage, plumbing for washing machine and WEISSMAN boiler

FIRST FLOOR

BALCONY overlooking the front garden

ENTRANCE HALL with tiled floor

KITCHEN (3.32m x 3.41m) with windows to front and side, induction hob, large storage cupboards, tiled floor and radiator