

UNDER OFFER to a fantastic standard in 2019, septic tank with certificate of conformity.

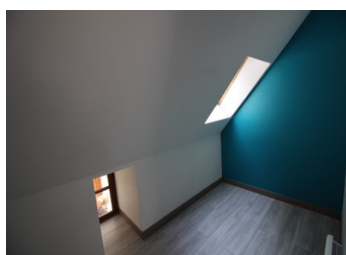


INFORMATION

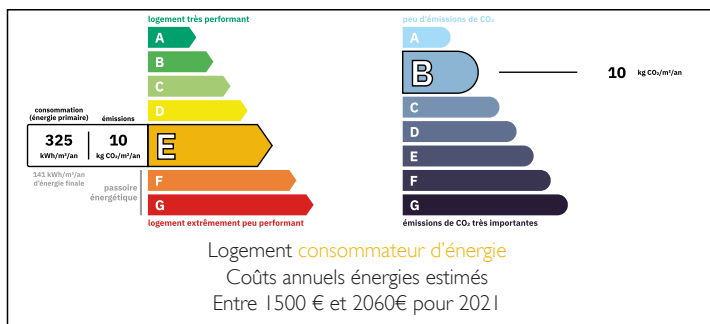
Town:	Le Quillio
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	390 m2

IN BRIEF

This picturesque 2 bedroom, 2 bathroom cottage is a perfect little hideaway, septic tank replaced and with certificate this property has been renovated to a very high standard whilst keeping the charm of the local area.

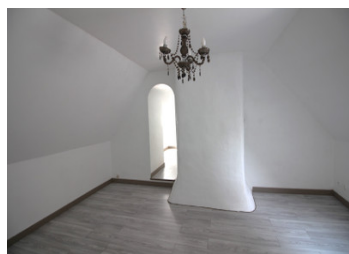
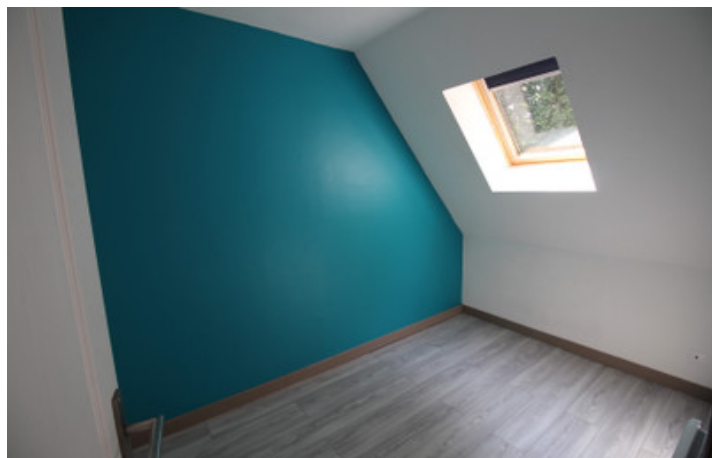


ENERGY - DPE



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

THIS PROPERTY IS UNDER OFFER

Entrance via glazed door into
GROUND FLOOR

CONSERVATORY ~ 3.7m x 2.9m (10.73m²) Tiled floor, electric radiator, double glazed. giving way to a glazed corridor with access to:

BATHROOM ~Fully tiled, electric towel radiator, corner bath, WC, washbasin, double glazed opaque window to the side of the property.

UTILITY ROOM ~storage floor and wall, plumbing for washing machine and hot water tank, double glazed window to the side of the property.

LOUNGE/KITCHEN/ DINER ~6.1m x 4.7m (28.67m²)

Tiled floor, a good range of modern units, plumbing for a dishwasher, built in oven, ceramic hob and extractor fan. Radiator, double glazed window with roller shutter to the side and double glazed window front of the property.

Stairs from the kitchen room leading to:
FIRST FLOOR

BEDROOM 1 - 3.2m x 3.5m (11.2m²)

Laminate floors, exposed beams, double glazed velux window to the front of the property, Dressing room and ensuite bathroom 3.5m x 2.6m (9.1m²) with bath, and shower over, Wc and washbasin.

SMALL ROOM USED AS BEDROOM 2 ~ 2.5m x 3.1m (6.33m²)

Laminate floors, exposed beams, double glazed velux window to the rear of the property.

OFFICE 1.72m x 3.1m (5.3m²)

Laminate floors, exposed beams, double glazed velux window to the front of the property.

OUTSIDE- Off street parking, a garden laid to lawn surrounded by established trees.

WOODEN OUTBUILDING ~ 2.5m x 2.5m (6.25m²)

LOCAL TAXES

Taxe foncière: 317 EUR

Taxe habitation: EUR

NOTES

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