

Charming 3-bedroom detached property, with spacious rooms, in a tranquil rural setting with large garden

EXCLUSIVE



## INFORMATION

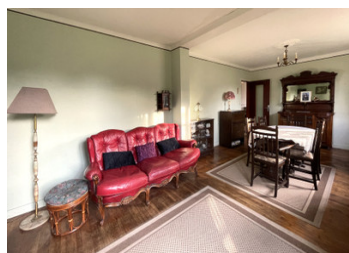
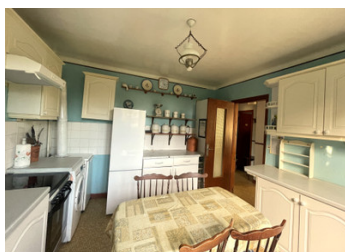
Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	2230 m2

## IN BRIEF

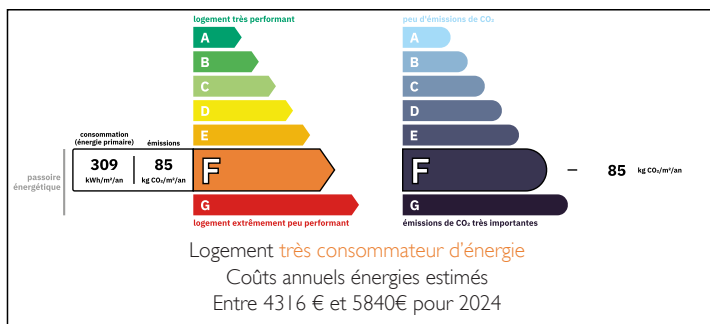
Nestled in a peaceful hamlet near Saint Nicolas du Pelem, this attractive property is surrounded by its own beautifully maintained gardens. The accommodation is arranged over two floors, offering the potential to add 1-2 additional bedrooms. The property benefits from oil-fired central heating throughout.

On the ground floor, you'll find a spacious lounge/dining room with glazed doors that open onto the garden, a fully fitted kitchen with appliances, a bedroom, an office, a shower room, and a separate WC.

Stairs from the hallway lead to the first floor, where there are two additional bedrooms, including one with an en-suite bathroom, as well as an office/studio. The first-floor windows provide uninterrupted views of the surrounding countryside.



## 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: 640 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property is ideally situated, just a five-minute drive from Saint Nicolas du Pelem, where you'll find shops, a supermarket, a bank, and restaurants. Lac du Guerlédan, with its man-made beaches, restaurants, and bars, is just 15 minutes away, while the nearest beaches on the north coast are within a 30-35 minute drive.

### GROUND FLOOR

Entrance hallway with tiled floor, and stairs to the first floor

Kitchen (3.86m x 3.54m) with tiled flooring, radiator, fitted cupboards, washing machine, dishwasher and cooker.

Lounge / Dining room (3.86m x 3.54m) with wooden flooring, window overlooking garden, radiator and glazed doors leading to the garden

Office (3.15m x 3.16m) with wooden flooring, a radiator and window overlooking the garden

Bedroom 1 (3.66m x 3.40m) with wooden flooring, window over garden and radiator

Shower Room (1.19m x 3.14m) with laminate flooring, large shower, and washbasin with vanity unit.

WC with laminate flooring and small window

### FIRST FLOOR

Bedroom 2 (3.50m x 3.47m) with an area for a dressing room, carpeted flooring, window and radiator

Bedroom 3 (3.51m x 2.94m) with an area for dressing room, carpeted flooring, window and radiator. En-suite bathroom with bath/shower, WC, washbasin and Velux window (2m x 3.16m),