

OFFER ACCEPTED Large well presented village house with large garden, outbuildings and two garages.

EXCLUSIVE



INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	132 m2
Plot Size:	742 m2



IN BRIEF

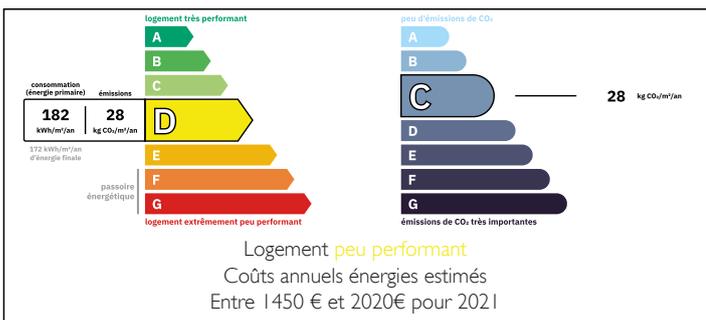
OFFER ACCEPTED In the village of Saint-Guen, Guerlédan - discover this large and well presented semi-detached rendered stone house. Large light rooms, generous proportions and ample living space await. The property also benefits from an elevated private garden, and outbuildings including two garages and a wood shed.

On the ground floor, an entrance opens onto the bright and spacious living room and dining area, behind which is an equipped kitchen with a second dining area and wood insert fire.

Two staircases with landings serve the first floor with three bedrooms, including a master suite with private bathroom/WC. A bathroom/WC.

Then on the second floor, two rooms used as bedrooms and an attic to convert. The house has a VMC, double-glazed PVC openings on the ground

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

OFFER ACCEPTED A perfect family home, or large holiday home for family and friends to enjoy beautiful Brittany.

Ideally situated a short distance from the main road between Mur-de-Bretagne and Loudéac - this house is in a quiet village, yet you have easy access to the beautiful Lac de Guerlédan (10 minutes drive) with all its artificial beaches, bars, restaurants, watersport activities and nature walks. A bit further and you can visit the regional towns of Pontivy (20 minutes), Loudéac (15 minutes), Rostrenen (20 minutes) and the coastal town of Saint-Brieuc is around 35 minutes drive away.

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

LOCAL TAXES

Taxe foncière: **806 EUR**

Taxe habitation: **EUR**

NOTES