

**\*OFFER ACCEPTED\*** An impeccably presented holiday home near Mûr de Bretagne and the Lac de Guerlédan

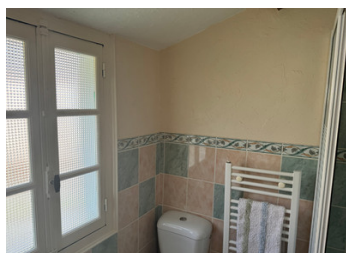
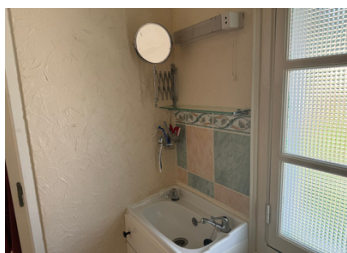


## INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	46 m2
Plot Size:	86 m2

## IN BRIEF

This is a fantastic opportunity to move straight in to this lovely little cottage in the very centre of Brittany. Near to amenities at Mûr de Bretagne and within half an hour's drive of the market town of Gouarec and the Abbey of Bon Repos.



## ENERGY - DPE

DPE not required.

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

Walk straight into the open plan, spacious living room/kitchen with a cozy electric fire forming the centrepiece of the space. To the back of the property is the utility room, shower room with WC and the back entrance to the cottage.

Upstairs there are two good sized bedrooms with lots of storage options.

Outside is a garage for one car.

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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