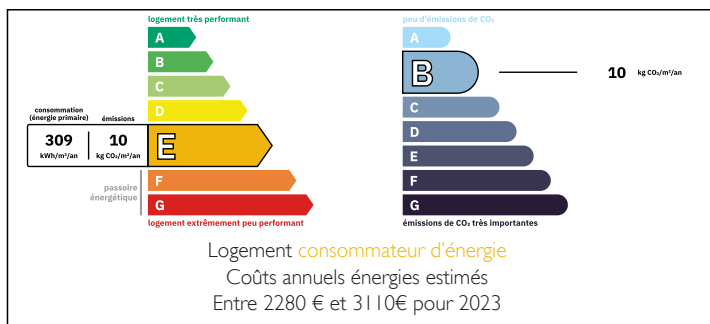


Spacious 3-bedroom village property, with second property for renovation. Gardens to front and rear.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Senven-Léhart
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	123 m2
Plot Size:	565 m2

## IN BRIEF

The rooms in this lovely house are spacious and bright throughout. The ground floor accommodation comprises an entrance hall, large dining kitchen, with rear pantry/laundry room, a lounge, veranda with access to the garden, and a WC.

On the first floor are three spacious bedrooms, a shower room and separate WC. There is also a large dressing room/storage closet.

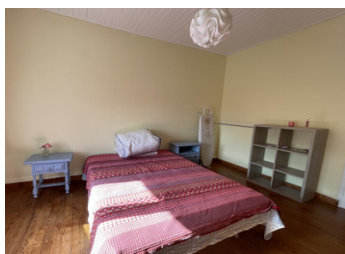
A basement area is accessed from the front garden, and provides useful storage.

The property benefits from double-glazing throughout, electric heating and is connected to mains drainage.

To the front of the property is an enclosed paved garden, with established plants and trees. To the rear is a walled south-facing garden, and there is

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: 841 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The nearby village of Saint-Connan has a bar/tabac, and the closest larger towns are Quintin (15km) and Guingamp (20km).

### GROUND FLOOR

Entrance Hall (5.64m x 2.20m) with a with a partially tiled and partially wooden floor.

Lounge (4.48m x 5.46m) with fireplace, wooden flooring, large window with shutter and electric heater.

Kitchen (3.87m x 4.75m) with tiled floor, electric heater, large double-glazed window with electric shutter, electric cooker with extractor fan, and cupboards.

Laundry/Pantry (2.67m x 1.59m) with sink and drainage unit, water heater, tiled floor and window with shutter.

WC (2.07m x 1.58m) with tiled floor

Veranda/Conservatory (4.53m x 1.86m) with tiled floor and plumbing for washing machine.

### FIRST FLOOR

Spacious landing area with two windows and wooden flooring

Bedroom 1 (3.89m x 3.09m) with wooden flooring, a double-glazed window with electric shutter, and electric radiator.

Bedroom 2 (3.83m x 3.14m) with wooden flooring, double-glazed window with shutter, and electric radiator.

Bedroom 3 (3.98m x 3.14m) with wooden flooring, double-glazed window with shutter, and electric radiator.

Shower Room (4.14m x 2.01m) with tiled floor,