

OFFER ACCEPTED An immaculately presented 6 bedroom family home in the vibrant town of Mûr de Bretagne.



INFORMATION

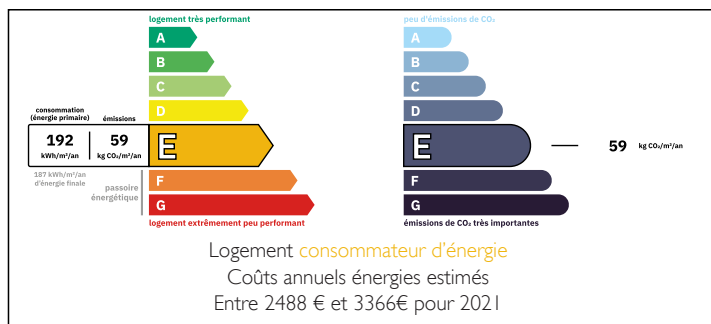
Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	164 m2
Plot Size:	3620 m2

IN BRIEF

This family home is on the market for the first time in 50 years and has been lovingly looked after in that time. Situated close to the Lac de Guerlédan and not far from Pontivy or Loudéac, it is perfectly placed to take advantage of all Central Brittany has to offer!



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

A gated driveway leads to the garage and basement at ground level, with steps outside to the front entrance and access to the back door.

From the front door, a corridor leads to the dining room, living room and kitchen to the left, along with four bedrooms, a shower room and WC on the right.

Upstairs is a mezzanine (previously used as an office), two further bedrooms, a family bathroom, WC and attic space.

Outside, gardens of over 3600m² with trees and outbuildings.

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