

Charming 2-Bedroom Stone House in the Heart of Maël Pestivien

EXCLUSIVE



INFORMATION

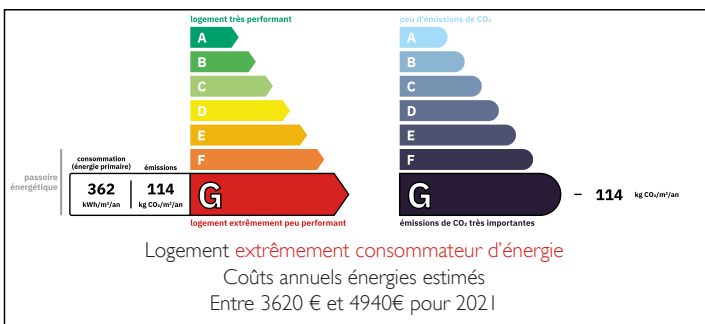
Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	710 m2

IN BRIEF

A delightful 2-bedroom stone house in the picturesque village of Maël Pestivien. Offering a cozy, rural lifestyle with easy access to local amenities, this property features a spacious lounge, kitchen, two double bedrooms, and a bathroom. With a lovely garden and stone wood store, it's a perfect retreat for those seeking peace and convenience.

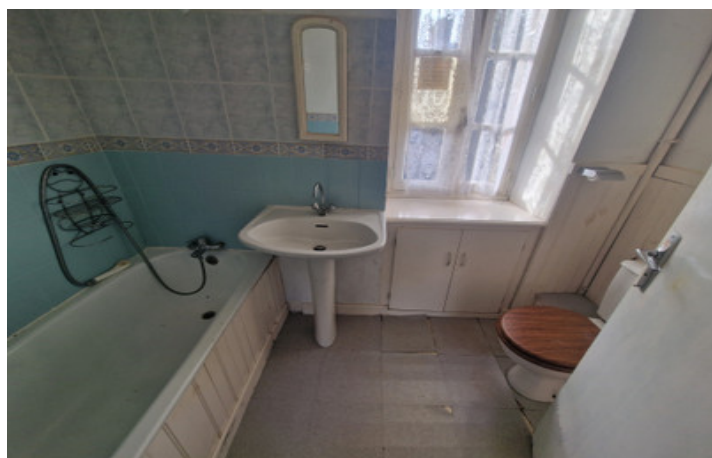


ENERGY - DPE



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

Situated in the tranquil and charming village of Maël Pestivien, this attractive 2-bedroom stone house offers an idyllic rural lifestyle without compromising on convenience. Within walking distance to the local shop, café, restaurant, and school, you'll enjoy the best of both worlds—peaceful surroundings and essential amenities at your doorstep.

The house is laid out with a spacious lounge and kitchen on the ground floor, ideal for everyday living and entertaining. Upstairs, you'll find two generous double bedrooms and a family bathroom. The property benefits from mains drains and central heating, ensuring comfort throughout the year.

To the rear, there is a lovely garden, perfect for outdoor relaxation, and a stone wood store offering additional storage space. Whether you're looking for a full-time home or a weekend retreat, this property offers a fantastic opportunity to experience rural living at its best.

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