

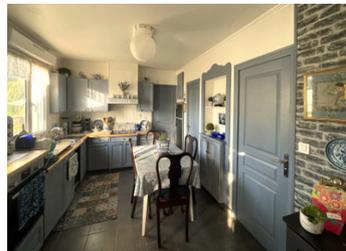
Super two-bedroomed detached property on a plot of 2600m2. Hamlet location.



EXCLUSIVE

INFORMATION

Town:	Kerpert
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	2600 m2



IN BRIEF

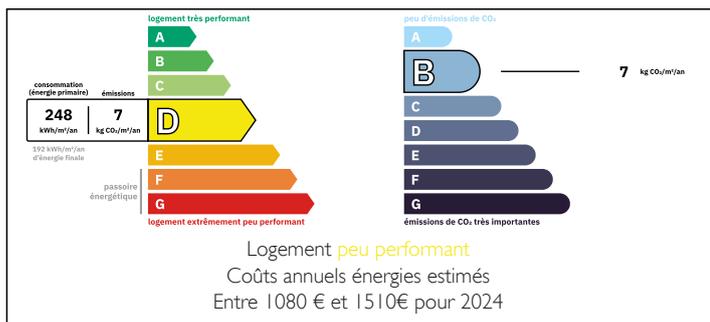
Great location for this lovely house – the last property in a quiet hamlet and close to amenities.

The ground floor accommodation, which is raised above the garage and basement, comprises:

- An open plan kitchen / lounge (8.04m x 4.50m) which is well-equipped with fitted cupboards, an electric oven and induction hob. There is a log burner, and electric heater and windows with countryside views. A door from the kitchen leads to the garage in the basement.
- A bedroom (4.03m x 2.88m) with tiled floor, spacious built-in wardrobes and an electric heater.
- A shower room (1.89m x 3.11m) with a washbasin, shower, WC and plumbing for a washing machine

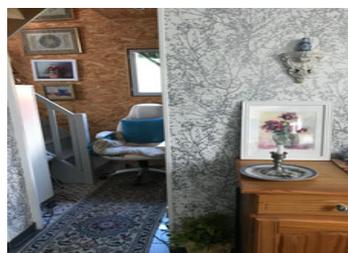
On the first floor is a further bedroom (7.49m x 4.06m), which is currently used as a music room, and a further room (3.44m x 3.51m), which could

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

At the front of the house is a terrace which offers fabulous views of the countryside. The main garden is to the rear and is mostly grassed, with some trees, a well, woodshed and garden shed. There is also a workshop/outbuilding.

The nearest village, Kerpert, has a restaurant/bar and garage. The larger towns of Saint Nicolas du Pelem, Bourbriac and Guingamp are a short drive away, and there you will find all amenities (banks, pharmacies, supermarkets, restaurants, etc). The nearest beach is approximately a 30-minute drive.

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

LOCAL TAXES

Taxe foncière: 285 EUR

Taxe habitation: EUR

NOTES