

OFFER ACCEPTED the essence of a lock up and leave two bedroom property

EXCLUSIVE



INFORMATION

Town:	Le Moustoir
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	280 m2

IN BRIEF

This cottage set back from the canal, sits on a quiet lane at the edge of a quaint village. Carhaix, a good sized town with all amenities, shops and restaurants, is only about ten minutes away. The ideal getaway place?



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

A house which has been beautifully and tastefully renovated retaining many traditional features. It is a perfect lock up and leave property. Could easily be rented out as a holiday cottage given the special situation.

The cottage comprises a lovely cosy lounge (17 M2) with a great Norwegian 'Jotul' wood burning stove, a modern kitchen (12 M2) with Bosch integrated appliances and a ceramic sink, (dishwasher and fridge included in the price).

A well fitted out stylish bathroom (6 M2), a separate toilet and an open plan staircase leading to two ample bedrooms, which have a view of the river and a toilet upstairs (12 M2 and 13,50 M2 of floor space in the bedrooms)

Outside there is a tidy small garden with a parking space for your car and the rest is the canal-side trees and the natural world. All in all a special property

LOCAL TAXES

Taxe foncière: 354 EUR

Taxe habitation: EUR

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

NOTES