

## Charming 2-Bedroom Cottage in Central Brittany

EXCLUSIVE



## INFORMATION

Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

## IN BRIEF

Cozy 2-Bedroom Cottage in the Heart of a Picturesque Breton Village – Ideal Holiday Home or Renovation Project



## 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

Nestled in the heart of a beautiful Breton village, this charming 2-bedroom cottage offers a peaceful retreat with lots of potential. Located in Central Brittany, a region known for its rustic charm, tranquil villages, and rich cultural heritage, this property is perfect for those seeking a low-maintenance holiday home or a renovation project. The ground floor features a cozy kitchen with a fireplace, a comfortable lounge, hallway, and a shower room with WC. Upstairs, you'll find two spacious double bedrooms. The cottage is connected to mains drainage and retains plenty of traditional character, making it an ideal candidate for a simple refresh or full renovation to suit your personal style. With its proximity to local festivals and Breton traditions, this property offers an authentic taste of village life, combined with all the modern conveniences you need.

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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