

5 Bedroom detached beautiful house, close to amenities and constructed to the highest of standards.



INFORMATION

Town:	Le Quillio
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	156 m2
Plot Size:	1488 m2

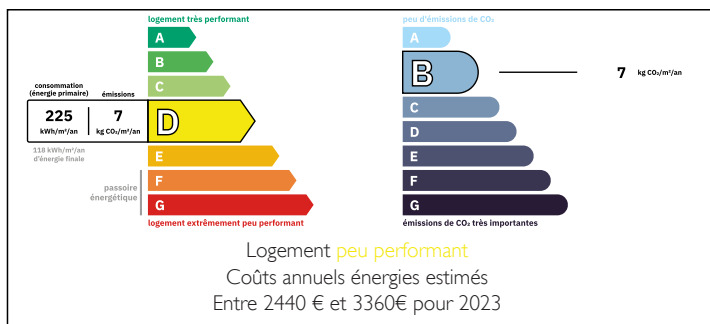
IN BRIEF

Beautiful detached family home, 5 bedrooms, two bathrooms not far from the lake of Guerledan, private gardens, garage, summer kitchen, laundry room, electric radiators with a woodburning insert stove, double glazing, fantastic views. Built with the highest quality materials, offering an impressive spacious accomodation.

Within 1hr 30 minutes of ferry port.



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.



LOCAL TAXES

Taxe foncière:	935 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Entry by wooden door to:

GROUND FLOOR:

ENTRANCE HALL~ 3.6m x 3m (10.8m²) Double height entrance hall, fantastic solid wood staircase of impressionable quality. Tiled floors, radiator, doors leading to:

LOUNGE/ DINING ROOM~ 8m x 3.8m (38m²) Open plan, tiled floors, woodburning insert stove, radiateurs, double glazed doors with shutters to the terrace at the front of the property, give way to exceptional views of the countryside.

KITCHEN / DINER~ 3.4m x 4m (13.6m²) A solid wood, integrated oven and fridge freezer, sink, double glazed window with shutters overlooking front and the side of the property, tiled floor covering, radiator.

BEDROOM 1 ~ 3.5m x 3.4m (11.9m²) ~ double glazed window with shutters to side of property, radiator, parquet floor covering.

SHOWER ROOM ~2.4m X 2.4m (5.76m²) tiled walls and floor, italian shower, double glazed window to the rear of the property.

WC~, with double glazed window to the rear of the house, tiled floor.

BEDROOM 2~ 2.7m x 3.5m (9.45m²) double glazed window with shutters to rear of property, radiator, parquet floor covering.

Stairs leading from the entrance hall to:

FIRST FLOOR

mezzanine balcony giving access to

BEDROOM 3 ~2.8m x 4m (11.2m²) double glazed window with shutters to front of the property, radiator, carpet floor covering.

ATTIC ~1.4m x 3.8m (5.32m²) storage space.

SHOWER ROOM ~) tiled walls and floor, shower, double glazed window to the rear of the property.

WC~, with double glazed window to the rear of the house, tiled floor.

ATTIC~1.1m x 4.3m (4.73m²)

BEDROOM 4~ 3.1m x...