

Perfect family home close to major routes on the edge of a lively village. 1hr 30 from ferry ports.



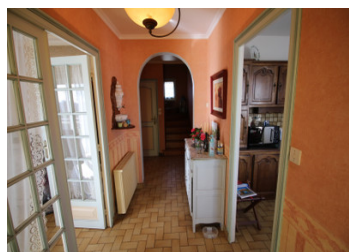
INFORMATION

Town:	Le Quillio
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1000 m2

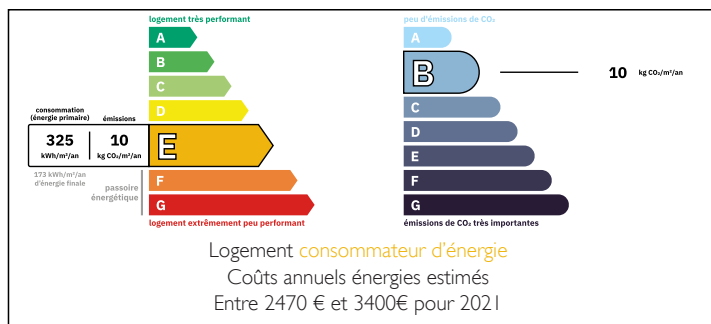
IN BRIEF

Beautiful detached family home, 3 bedrooms, two bathrooms not far from the lake of Guerledan, private gardens, garage, summer kitchen, laundry room, double glazing.

Within 1hr 30 minutes of ferry port.

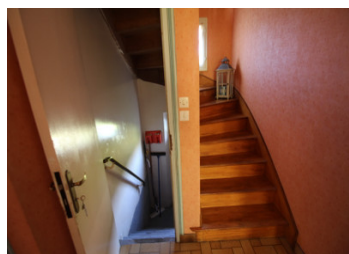


ENERGY - DPE



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: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entry by wooden glazed door to:

GROUND FLOOR:

ENTRANCE HALL~ Tiled floors, radiator, doors leading to:

LOUNGE/ DINING ROOM~ L Shape 6.1m x 3.7m plus 3.5m x 3.1m (35.4m²) Open plan, tiled floors, woodburning stove, radiateurs, double glazed doors with electric shutters to the front of the property and window with shutters to side of property.

KITCHEN / DINER~ 3.3m x 3.7m (12.21m²) A fitted kitchen, plumbing for dishwasher, sink, double glazed window with electric roller shutters overlooking front of the property, tiled floor covering, radiator.

BEDROOM 1 ~ 3.3m x 3.5m (11.55m²) ~ double glazed window with roller shutters to side of property, radiator, carpet floor covering.

WC~

SHOWER ROOM ~Wash basin, italian shower, radiator, tiled floor, with double glazed window to the rear of the house.

Stairs leading from the entrance hall to:

FIRST FLOOR

BEDROOM 2~ 3.6m x 3.7m (13.32m²)

Window to front of property, radiator, carpet floor covering.

BEDROOM 3 ~3.7m x 3.8m (14m²)

Window to front of property, radiator, carpet floor covering.

Stairs from the entrance hall leading down to :

CELLAR

GARAGE~ 8.3m x 7.7m max (50m²)~ Sliding garage doors .

LAUNDRY ROOM~3.3m x 3.9m (12.87m²)

Plumbing for washing machine, hot water tank.

SUMMER KITCHEN ~3.3m x 3.6m (11.88m²) sink, chimney, tiled floor, window.

The ceiling of the cellar is insulated.

OUTSIDE SPACE~1000m² Tarmac drive with room for several cars, large garden mainly lawn, bordered by some beautiful shrubs and trees.

Information about risks to which this property is