

A lovely 3 bedroom cottage within walking distance of Gouarec with views of the Nantes-Brest canal

EXCLUSIVE



INFORMATION

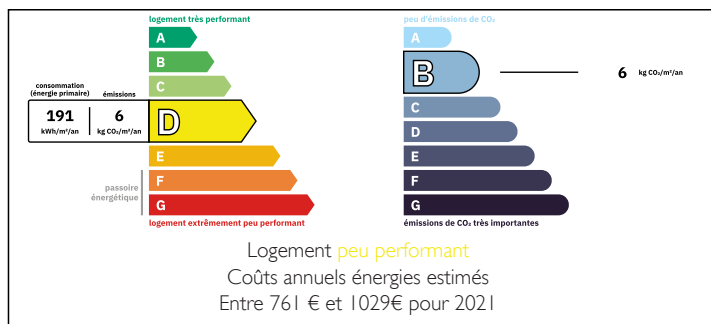
Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	3704 m2

IN BRIEF

This lovely cottage is ready to move in to - immaculately presented and situated above the Nantes-Brest canal, it is simultaneously in the peaceful countryside, while being a ten-minute walk from the centre of Gouarec, with its restaurants, cafés, bakery and mini-supermarket.



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

Steps lead to the main entrance which gives directly onto the fully-equipped and modern kitchen. The living room has double-doors to maximise the view over the land to the back of the property which gives on to the canal.

The main bedroom is on the same level, with a family bathroom alongside.

Two more bedrooms are upstairs, while underneath the main house is a very large room (currently a games room), WC and utility room.

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