

**\*OFFER ACCEPTED \*** A beautiful 2 bedroom cottage in the countryside, near Gouarec and the Nantes-Brest canal



## INFORMATION

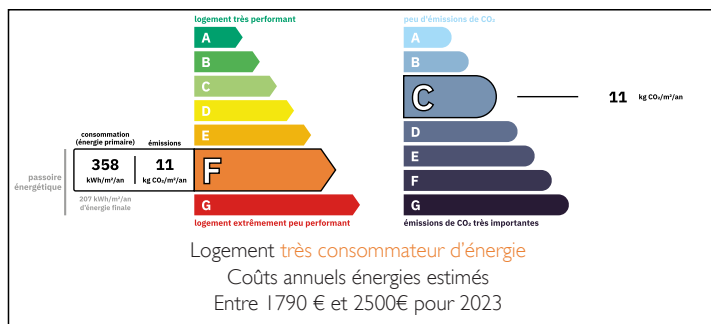
Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	100 m2

## IN BRIEF

This gorgeous two bedroom cottage nestled in a hamlet close to Gouarec benefits from the peace and quiet of the countryside, while being minutes from amenities by car.

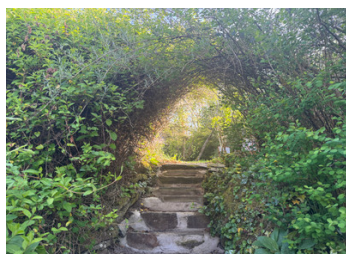


## ENERGY - DPE



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

A gravel driveway gives onto gardens to the left and right of the property and to the main door of the house, opening onto the spacious living room with wood burner on the left and the cozy farmhouse-style kitchen on the right. Dividing the two is the staircase to both good-sized bedrooms and family bathroom with WC.

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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