

**\*\*OFFER ACCEPTED\*\*** A lovely three bedroom cottage between Gouarec and Pontivy



## INFORMATION

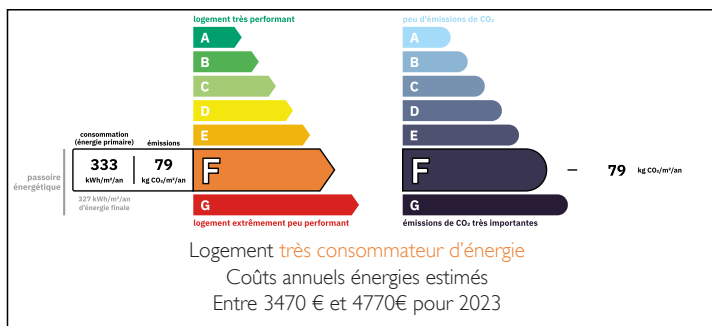
Town:	Lescouët-Gouarec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	2253 m2

## IN BRIEF

A charming cottage in the central Brittany countryside, close to amenities at Gouarec and Pontivy, this three bedroom property offers living on one level (with a bedroom and bathroom with WC downstairs) as well as generous guest quarters upstairs served by a family shower room and WC.



## 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

Tucked behind a working dairy farm, a driveway leads to the front door, which gives directly onto the living/dining room. The conservatory, terrace and kitchen are all accessed from the main living area, while the bathroom with WC and downstairs bedroom are to the rear of the living area, with access to the storage room.

Upstairs are two further bedrooms, a shower room and 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