

Charming two-bedroom property with balcony, stunning lake views, gardens and garage.

EXCLUSIVE



INFORMATION

Town:	Saint-Connan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1154 m2

IN BRIEF

In a peaceful village location, this bright and well-maintained two-bedroom property offers living accommodation on one level with scenic lake views. Ideal as a holiday home or permanent residence.

The entrance leads directly into the sun lounge, which has a balcony offering beautiful views of the lake. Also on this level are a kitchen, lounge with fireplace, a shower room with WC, and two bedrooms.

The basement has large storage space and plumbing for a washing machine. As well as the spacious basement, there is the opportunity to add additional rooms in the loft space.

Externally there are pretty gardens, and a driveway leading to the garage.

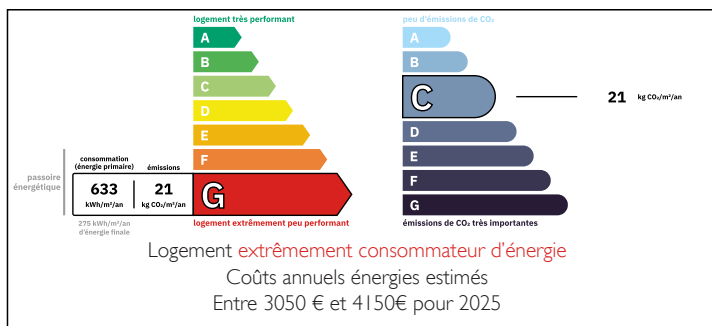
The property has mains drainage, is double glazed

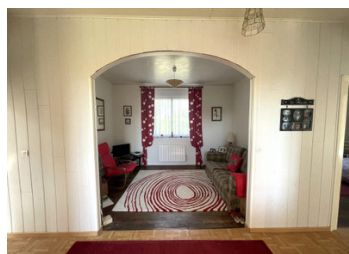
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

Saint Connan is also ideally placed for ferry ports, with Saint Malo and Roscoff both under 90 minutes' drive

DETAILS

- Sun lounge (2.47m x 4.38m) with tiled floor, double glazed patio doors to the front and rear, 2 x Velux windows and balcony overlooking the lake
- Kitchen (7.21m x 2.96m) with fitted oak units, and gas/electric hob, carpet tiles and double-glazed window with shutters and views over the lake;
- lounge area with double-glazed window with shutters, art deco fireplace, electric radiator and wooden flooring
- Bedroom 1 (4.00m x 3.49m) Double-glazed window with shutters, electric radiator and wooden flooring
- Bedroom 2 (2.93m x 3.45m) with double-glazed window with shutters, overlooking the lake, electric heater and wooden flooring.
- Shower room (2.63m x 1.96m) with large shower, washbasin with storage underneath, WC, double-glazed window and lino flooring

LOCAL TAXES

Taxe foncière: 591 EUR

Taxe habitation: EUR

EXTERNALLY

Gardens

Garage with second level for storage

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>