

Super 3 bed holiday home or permanent residence in the lovely countryside

EXCLUSIVE



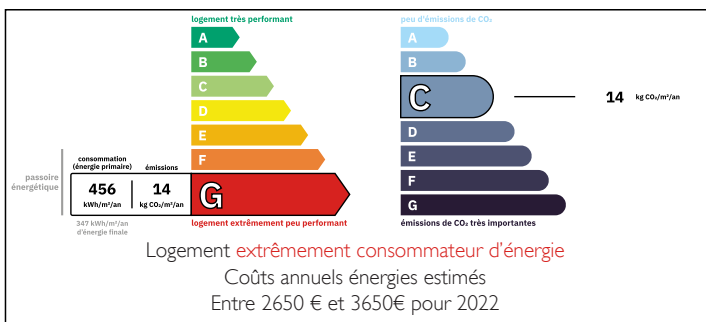
## INFORMATION

Town:	Le Vieux-Marché
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1800 m2

## IN BRIEF

This delightful 3 double bedroom, 2 bathroom home offers spacious living with a large lounge and a generous kitchen, perfect for family life and entertaining. Enjoy year round sunshine in the bright conservatory, ideal for relaxing or hosting guests. A comfortable and well-laid-out home with great potential.

## 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

Entrance

Ground floor

Kitchen: Well equipped fitted Kitchen with ample cupboard space and charming rustic details, tiled floor.

Bathroom with overbath shower and separate WC.

Living room with wood burner in stone fireplace, lots of light, Fibre optics. and land line connected.

Bedroom with spiral staircase to Mezzanine and Modern wet-room with WC, washbasin and storage cupboard,

Sunroom (conservatory) with exposed brickwork, tiled floors and patio doors to garden and terrace.

Stairs to 1st floor and landing and an additional 2 double bedrooms.

Outside

Wraparound gardens with mature fruit trees and beautiful views.

Former stable/outbuilding

Former pig sty/outbuilding

1 large car port and 1 smaller car port.

Nearest beach 30km

Roscoff ferry 61km

Brest airport 83km

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