

Immaculate 4 bedroom family house, mains drains, enclosed garden



## INFORMATION

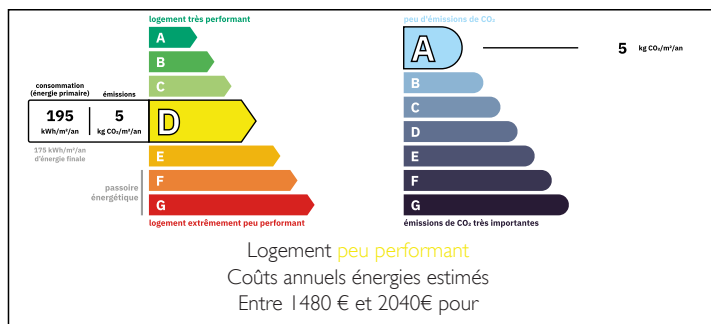
Town:	Le Quillio
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	85.5 m2
Plot Size:	755 m2

## IN BRIEF

Perfectly presented property, with double glazing, parquet floors, wood pellet boiler, solar panels, surrounded by an enclosed garden with fruit trees and flowers. completely renovated ready fr new owners,



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Entry by double glazed door to:

GROUND FLOOR:

ENTRANCE HALL~ Lino floor covering, doors leading to:

BEDROOM 1 ~ 3.3m x 2.8m ( 9.24m<sup>2</sup>) ~ double glazed window with roller shutters to rear of property, built in cupboard, radiator, parquet floor covering.

BEDROOM 2 ~ 3.2m x 3.6m ( 11.52m<sup>2</sup>) ~ double glazed window with roller shutters to front of property, built in cupboard, radiator, parquet floor covering.

WC~

SHOWER ROOM ~Wash basin, italian shower, radiator, tiled floor, with double glazed window to the rear of the house.

LOUNGE/ DINING ROOM~ 4.6m x 3.1m (14.26m<sup>2</sup>) Open plan, parquet floor covering, fireplace, double glazed doors with shutters overlooking the terrace to the front of the property. KITCHEN~ 3.8m x 2.9m (11.02m<sup>2</sup>) A fitted kitchen, plumbing for dishwasher, sink, double glazed door with roller shutters overlooking terrace at rear of the property, lino floor covering.

Terrace from the kitchen, 4m x 5m ( 20m<sup>2</sup>) wooden raised terrace with roof overlooking the garden

Stairs leading from the kitchen to:

FIRST FLOOR

BEDROOM 3~ 4.05m x 2.8m (11.34m<sup>2</sup>)

Velux window to front of property, radiator, jute floor covering.

hanging area .97m x 1.84m

BEDROOM 4 ~4.05m x 3.6m ( 14.58m<sup>2</sup>)

Double glazed window to side of property, radiator, Jute floor covering, hanging area.

Stairs from the entrance hall leading down to :

CELLAR

GARAGE~ 6.9m x 3.7m ( 25.53m<sup>2</sup>)~ Sliding garage doors .

LAUNDRY / BOILER ROOM~5m x 3m ( 15m<sup>2</sup>)

Plumbing for washing machine, hot water tank supplied by solar panels in the garden, new wood pellet boiler, window to...