



Ref: A37195MCW22 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

A lovely 2 bedroom longère in Saint-Mayeux, near the famous Lac de Guerlédan, Caurel and Gouarec



INFORMATION

Town: Saint-Mayeux

Department: Côtes-d'Armor

Bed: 2

2 Bath:

85 m2 Floor:

Plot Size: 1680 m²







IN BRIEF

Situated very near the Lac de Guerlédan, Caurel and Gouarec, this charming property benefits from a wide terrace overlooking beautiful gardens and the Central Brittany countryside. With bathrooms and WCs on both levels, a fitted kitchen and a room with potential for a third bedroom or games room, it is a must-see!

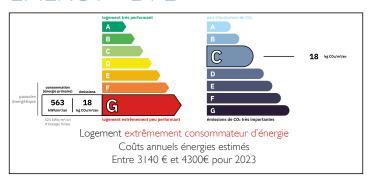








ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière: 490 EUR

Taxe habitation: EUR

DESCRIPTION

Double gates lead from the quiet lane to the beautiful gardens, across the terrace and onto the front of the property. The entrance gives directly onto the open kitchen, with the utility room, downstairs shower room with WC and a large room currently used as storage on the left hand side. The living room with wood burner is on the right, while a staircase in the middle of the property leads to two double bedrooms and a shower room with WC on the first floor.

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

NOTES