

**\*OFFER ACCEPTED\*** A lovely 2 bedroom longère in Saint-Mayeux, near the famous Lac de Guerlédan



## INFORMATION

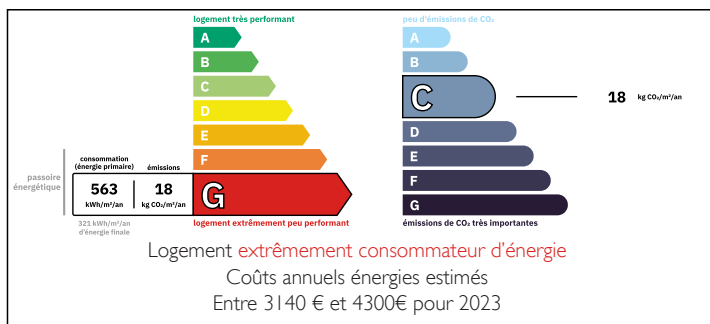
Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	1680 m2

## 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



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

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.

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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 foncière: 490 EUR

Taxe habitation: EUR

## NOTES