

Great value four-bedroom family home with large garden in a central village location



## INFORMATION

Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	973 m2

## IN BRIEF

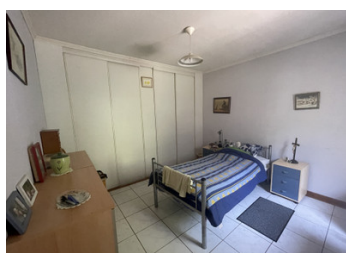
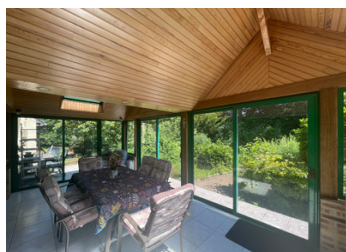
This spacious and bright family home is tucked away in a quiet cul-de-sac close to the heart of Saint Nicolas du Pélem.

The ground floor features a large lounge and dining area with a fireplace and an insert log burner, a generously sized conservatory with direct access to the garden, a fitted kitchen, a bedroom, a shower room, and a separate WC.

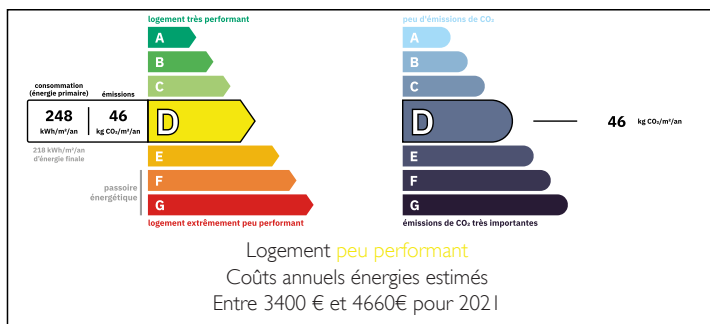
Two garages sit on either side of the house - one currently used as a laundry room and the other as a workshop - plus there is an additional garage to the rear.

Upstairs, are three more bedrooms, an office, a small room, and a family bathroom.

Outside, there is a small front garden and a larger enclosed rear garden with mature fruit trees.

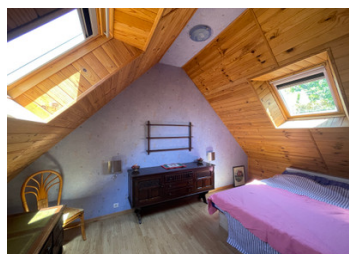


## ENERGY - DPE



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

### GROUND FLOOR

- Hallway with tiled floor and radiator. Stairs to the first floor.
- Lounge (20.31m<sup>2</sup>) with tiled floor, radiator, chimney with insert wood burner, Double-glazed doors leading to the conservatory
- Conservatory (6.48m x 3.03m) with electric radiator, floor to ceiling double glazing, access to the garden and patio area
- Kitchen (3.26m x 5.05m) with fitted cupboards, a breakfast bar, electric induction hob
- Bedroom 1 with tiled floor, radiator, large fitted wardrobes and window overlooking the garden
- Shower room (2.64 x 1.11) with tiled floor, electric heater, large shower, towel radiator, washbasin with vanity unit.
- WC with tiled floor and small window
- Garage (3.46m x 4.28m) with tiled floor and plumbing for washing machine
- Boiler room (3.52m x 3.32m) with tiled floor and door to garden
- Workshop (3.19m x 6.69m) •

### FIRST FLOOR

- Landing with wood laminate flooring and storage space
- Bedroom 2 (4.16m x 4.99m) with wood laminate floor, radiator and Velux windows to front and back
- Bedroom 3 (1.01m x 9.78m) with wood laminate flooring, radiator and Velux window
- Office with carpet and Velux window
- Small room 4 (2.46m x 3.46m) with wood laminate flooring, radiator and Velux window
- Bedroom 4 (3.15m x 4.83m) with wood laminate flooring, radiator and Velux window
- Bathroom (1.70m x 4.19m) with tiled floor, bath with shower, washbasin with vanity unit, WC and Velux window.
- Garden

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe habitation: EUR

## NOTES