LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38971JWI22 Price: 105 000 EUR

agency fees to be paid by the seller

Very pretty cottage with double garage. BOURBRIAC!















INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	2100 m2

IN BRIEF

This well-maintained, move-in ready home is ideal as a low-maintenance permanent residence for a single person or couple, or as a convenient lock-up-and-leave getaway. Located just a 7 minute drive from the town of Bourbriac, you will have easy access to shops, amenities, and daily essentials, while enjoying the peace and privacy of a quiet setting.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**455 EUR**
Taxe habitation:	**455 EUR**

NOTES

DESCRIPTION

Accessed via double gates, this delightful property features a gravelled driveway and a spacious double garage.

Lovely terrace, shaded by a mature grapevine, offers the perfect spot of outdoor dining or relaxing in the sun.

Inside, the front door opens into a well equipped kitchen with stainless steel sink and drainer. The ground floor also includes a modern shower room with corner sink and WC.

The bright Living room boasts a characterful brick and stone fireplace with a calor gas fire.
There is a pretty downstairs bedroom.
Dining room with access to the garden.
Stairs to 1st floor
Double bedroom with wooden floors with separate WC and washbasin.
Outside
Terrace, patio, double garage and garden.

Located just 5 mins drive from the town of Bourbriac, this property is being sold fully furnished - ready for you to move in and enjoy!

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