

A charming one/two bedroom cottage in the countryside close to Saint Nicolas du Pélem and Corlay



INFORMATION

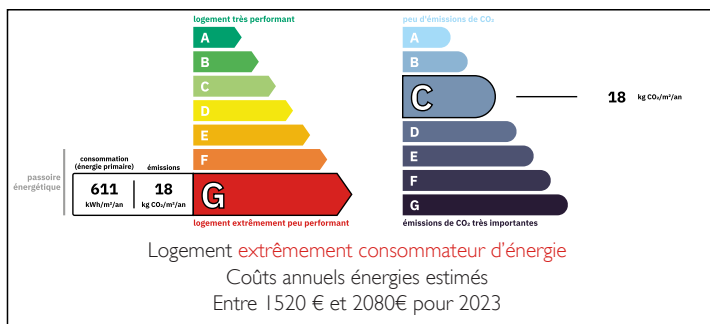
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|-------------|---------------|
| Town: | Canihuel |
| Department: | Côtes-d'Armor |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 57 m2 |
| Plot Size: | 1432 m2 |

IN BRIEF

This charming stone cottage is in the middle of the Central Brittany countryside but within driving range of all amenities at Saint Nicolas du Pélem, Corlay, Rostrenen and is not far from the Lac du Guerlédan, the Nantes-Brest canal and the Abbey of Bon Repos.

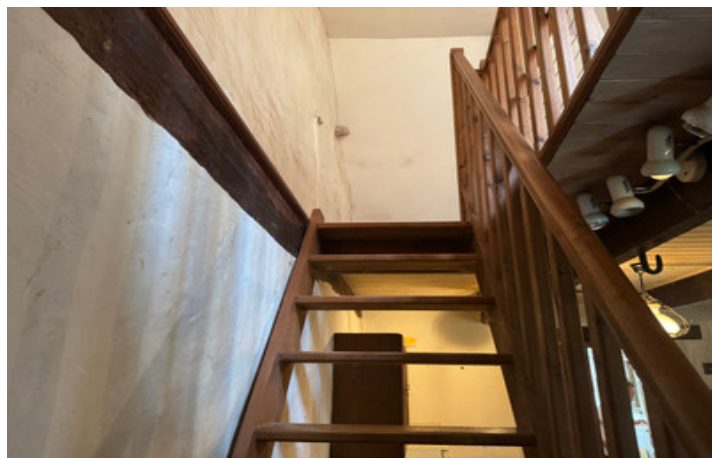


ENERGY - DPE



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

On entering the cottage, you find the open-plan living area with wood burner and corner kitchen, with the family shower room to the rear of the property.

Upstairs, the main bedroom is accessed through a mezzanine, which can be used as a second bedroom, or study.

Outside is a generous and secluded garden.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES