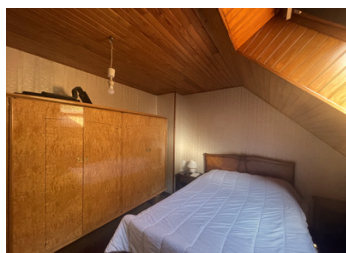
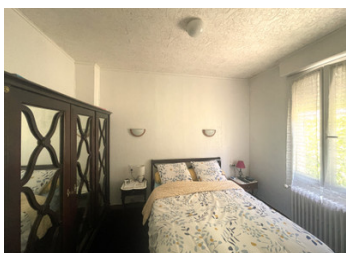


Super five-bedroom detached property with garage and large garden, walking distance to the centre of Rostrenen



## INFORMATION

Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	113 m2
Plot Size:	1071 m2



## IN BRIEF

New to the market with Leggett Immobilier is this spacious and luminous five-bedroom property. An energy-efficient property with a heat pump, solar panels and double-glazed throughout.

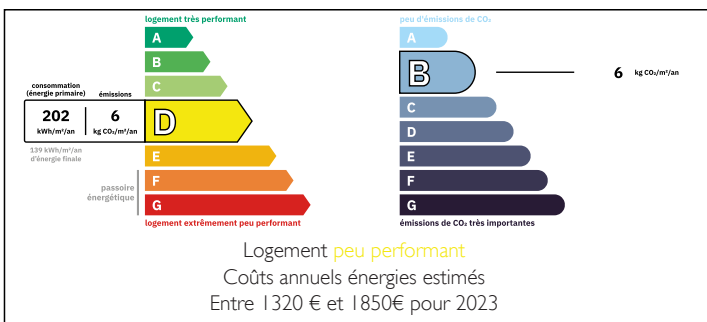
On the ground floor, a spacious entrance hall leads to a fitted kitchen on the left, and a lounge/dining room, with chimney and woodburner, to the right. There is a double bedroom on the ground floor, a shower room, and a separate WC.

On the first floor are four further bedrooms, and a WC with washbasin.

The accommodation is over a large basement, which includes a garage, and two rooms, one of which is used as a laundry.

The property is connected to mains drainage and has a fibre connection for high-speed internet.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### DETAILS

### GROUND FLOOR

Entrance hall (3.58m x 1.98m) with tiled floor and radiator. Stairs to the first floor and door to the basement.

Kitchen (3.10m x 3.61m) with tiled floor, cupboards, integrated fridge, integrated electric oven, gas hob and extractor fan.

Lounge/Dining room (26m<sup>2</sup>) – L-shaped with chimney and insert wood burner, large windows, radiator, and glazed door to garden.

Bedroom 1 (3.47m x 2.84m) with carpeted floor, window over garden and radiator.

Bathroom with tiled floor, shower, large vanity unit with washbasin, towel radiator and small window.

### WC

### FIRST FLOOR

Landing area with wooden flooring

Bedroom 2 (2.75m x 3.34m) with carpeted floor, radiator and double-glazed window.

Bedroom 3 (2.52m x 4.50m) with wooden floor, radiator and double-glazed window

Bedroom 4 (3.72m x 2.92m) with wooden flooring, velux window, electric heater and storage cupboards

Bedroom 5 (2.53m x 5.12m) with wooden flooring, velux window, electric heater and storage cupboards

WC with wash basin and vinyl flooring

### BASEMENT