

A beautiful 2 bedroom family home near the popular tourist village of Gouarec and the Nantes-Brest canal

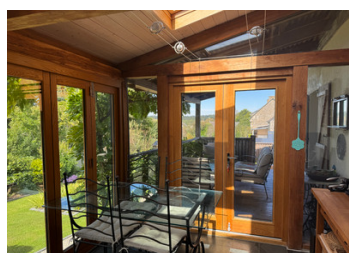


INFORMATION

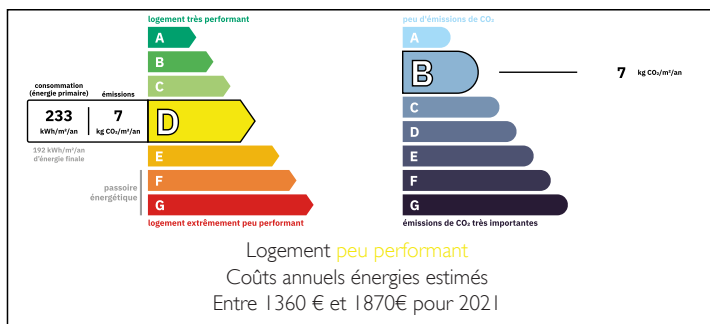
Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	677 m2

IN BRIEF

This fantastic 2 bedroom cottage benefits from a beautiful conservatory and terrace overlooking a mature and exquisite garden. Situated not far from Gouarec with restaurants, bars, a bakery and amenities, it is also close to the Nantes-Brest canal, the Lac de Guerlédan and the Abbey of Bon Repos. 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

The front door opens onto a warm and inviting fitted kitchen with a wood burner that powers the supplementary underfloor heating.

To the right is the cozy living room, while to the back of the kitchen is a lovely conservatory, leading to a terrace on the right hand side, overlooking the garden and the downstairs shower room and WC to the left.

On the first floor are two double bedrooms and family shower room with WC, while the second floor mezzanine is currently being used as an office with lots of storage in the eaves. A garage, shed and carport complete this lovely property.

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