

## 3 Bedroom property

EXCLUSIVE



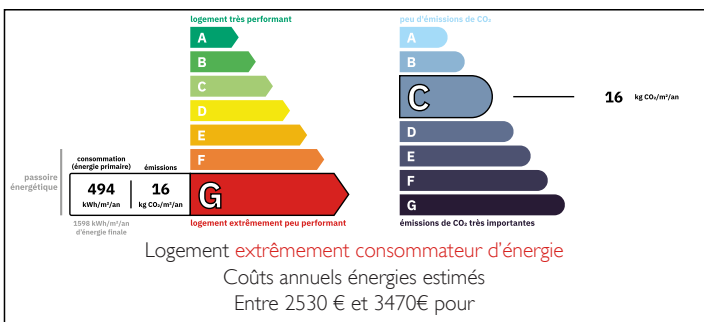
## INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	434 m2

## IN BRIEF

Beautiful traditional stone longere in a pretty quiet village..Fully enclosed cottage garden which is easily maintained..Close to Lac Guerdelan for walks and water sports and Mur de Bretagne ... Downstairs bedroom with en-suite shower room .. 2 further bedrooms upstairs and new bathroom suite.. large kitchen-diner with smart oven and gas hob and good sized separate lounge .. separate large utility and storage room... 2 wood burners and electric radiators for heating . Mainly double glazed.... Large fully floored attic that could easily be changed into further accomodation if required.

## 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

Kitchen/diner 5.98m x 4.92m

Lounge 7.50m x 4.92m

Bedroom 1 4.06m x 3.16m

Bedroom 2 4.00m x 4.92m

Bedroom 3 2.00m x 2.00m

Grenier 11.00m x 4.92m

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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