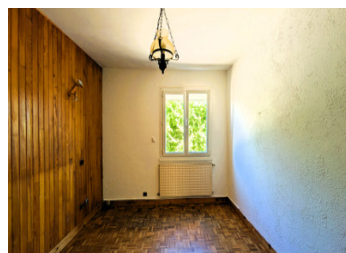


Large 5-bedroom house for sale just minutes from the beaches with sunny south facing veranda.



## INFORMATION

Town:	Tréduder
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	965 m <sup>2</sup>

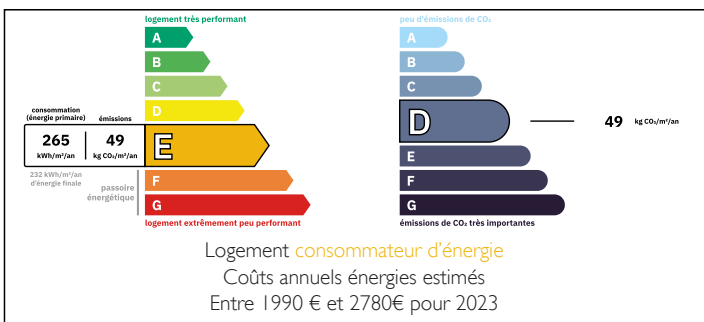


## IN BRIEF

Discover this spacious detached house with 120 m<sup>2</sup> of living space, nestled on a 965 m<sup>2</sup> plot, offering a peaceful and sunny living environment, with its south-facing veranda.

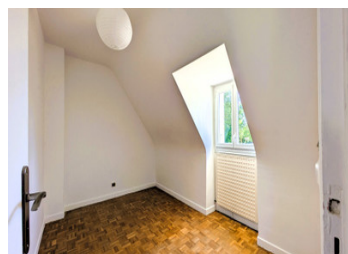
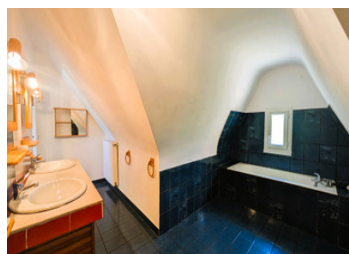
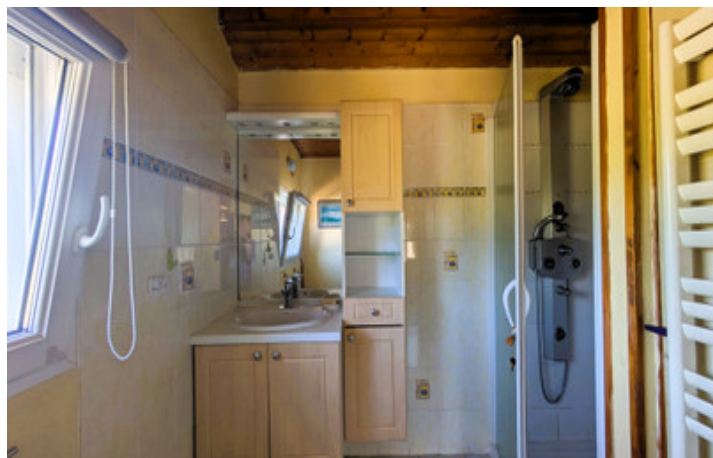
You will appreciate the 5 bedrooms available, including one on the ground floor, three upstairs and one separate bedroom with wooden flooring, perfect for a large family or for entertaining guests

## 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

You can easily enjoy the veranda and terrace with barbecue on this landscaped, peaceful plot. All this while being just 5 minutes from the seaside and the beaches of Saint Michel en Grève.

In terms of comfort, a shower room on the ground floor and a bathroom upstairs, two toilets, a fitted kitchen and a double-sided fireplace in the dining room and lounge make everyday life a pleasure.

Two separate entrances, including a motorised gate with a digital code, complete this property. And you will have the luxury of some beautiful apple trees behind the house.

Don't delay in visiting this country house near the sea!

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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 foncière: 800 EUR**

**Taxe habitation: EUR**

## NOTES