

Charming 3-Bedroom Semi-Detached property with Character and a Courtyard in a Picturesque Village

EXCLUSIVE

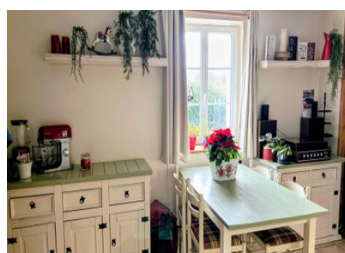


INFORMATION

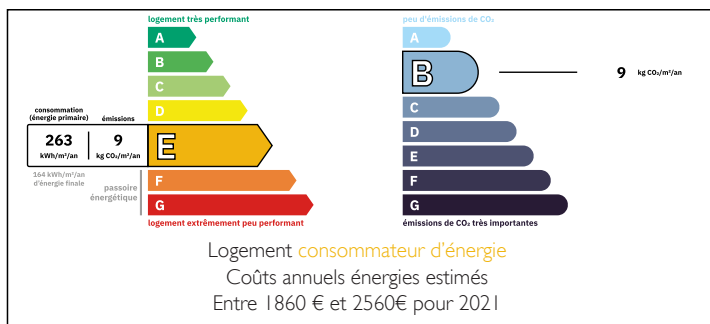
Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	30 m2

IN BRIEF

A delightful semi-detached property in the heart of the picturesque village of Saint-Mayeux, perfect as a lock-up-and-leave holiday home, or ideal for a small family or a couple. The property features a small courtyard, a versatile ground-floor bedroom/office, and is full of character. Benefiting from double glazing throughout, this home combines comfort with traditional charm.



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 foncière:	465 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The ground floor of the property comprises:

Entrance Hallway: The front door opens into a hallway, providing access to the main living areas.

Kitchen/Dining Area and Lounge (approx. 33.24 m²):

A fully fitted kitchen/dining space flows into the lounge, which features a wood burner. A door from the kitchen leads out to the courtyard—a lovely, secluded suntrap with additional outdoor storage.

Laundry Room / Workshop – Conveniently located to the left of the back door, this versatile space houses a modern washing machine (just 2 months old) and tumble dryer, as well as a small chest freezer, which is included in the sale price. The room also features a workbench, storage cupboard, and shelving, providing plenty of practical storage and workspace.

Office/Bedroom (approx. 13.82 m²): Accessible from the hallway, suitable as an office or extra bedroom.

Toilet with Sink

Stairs lead to the first floor, which includes:

Landing: A small landing that could be used as storage or a compact office area.

Two Bedrooms (approx. 17.70 m² and 15.07 m²): Both rooms feature exposed beams, adding character and charm.

Bathroom (approx. 4.33 m²): Fitted with a bath and shower above.

Outside, the property benefits from parking at the front, completing this charming and practical home.

The property comes complete with furnishings and all major appliances

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