

A perfect one bedroom lock up and leave close to all amenities near the historic market town of Gouarec.

EXCLUSIVE



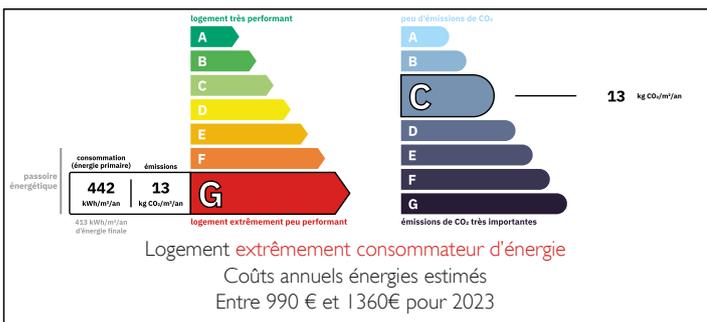
INFORMATION

Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	168 m2

IN BRIEF

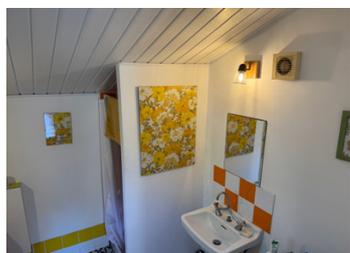
This delightful stone property, currently a rental, offers all the comfort and warmth of the area in the perfect spot for enjoying local life in Gouarec and a two-minute walk to the canal path leading to the Abbey at Bon Repos.

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

Double doors lead to the good-sized living area through which the kitchen and shower room are accessed. The kitchen also benefits from a separate access at the other end of the property, near the summerhouse (which is currently used as accommodation for guests). Returning to the living room, a staircase leads to the double bedroom in the eaves.

Behind the cottage is a storage room accessed via an outer door.

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