

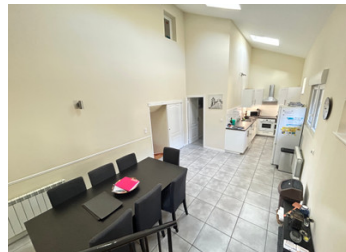
Beautifully renovated 4 bed stone property in Caurel

EXCLUSIVE



INFORMATION

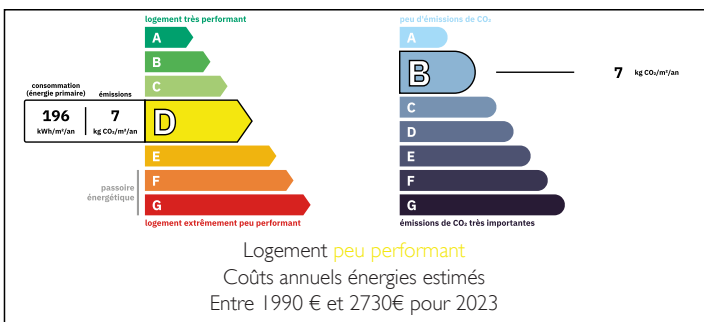
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	110 m ²
Plot Size:	738 m ²



IN BRIEF

This Beautiful stone property has fantastic views looking out over the forest and Caurel, with mains drainage, approx 50 minutes of Lac de Guerlédan, with an enclosed garden. It is packed with character including a double height kitchen dining room, four bedrooms, two with ensuite shower rooms.

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:	682 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

HOUSE Entry by double glazed glass door to:

GROUND FLOOR:

LOUNGE~ 4.6m x 5.4m (28.8m²) Tiled floor, double glazed window to the front with shutters, stairs leading to first floor, door leading to:

OPEN PLAN KITCHEN / DINING~8.6m x 3.6m (30.96m²)

A double height fitted kitchen with built in oven, electric hob, sink, dishwasher , and dining area, tiled floors, double windows and door to terrace, door to UTILITY ROOM ~ with plumbing for washing machine and storage cupboards housing hotwater tank.

W.C.

BEDROOM 1 ~ 2.9mx 3.3m (9.57m²) Tiled floor, double glazed window to the front of the property with shutters. ensuite. SHOWER ROOM ~ washbasin, shower, w.c. tiled floor.

From stairs in the lounge

FIRST FLOOR ~

BEDROOM 2 ~ 3.4m x 4.6m (15.64 m²) wooden floor covering , double glazed window with shutters to the front of the property.

BEDROOM 3 ~ 2.9m x 4.5m in to the eaves (13.45 m²) wooden floor covering , double glazed window with shutters to the front of the property.

BATHROOM ~ bath with shower over, wash basin, w.c., wooden floor covering , double glazed window with shutters to the front of the property.

SECOND FLOOR

BEDROOM 4 ~ 6.22m x 2.25m (13.99m²) wood flooring, double glazed velux window, ensuite. SHOWER ROOM ~ washbasin, shower, w.c. wooden floor, double glazed velux window

OUTSIDE SPACE Terrace accessed from door in dining room, car port accessed from private entrance, just across the road is and enclosed gardens with a...