LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44002LP22 Price: 172 800 EUR

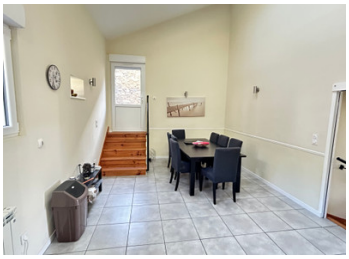
agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

*OFFER ACCEPTED * Beautifully renovated 4 bed stone property in Caurel















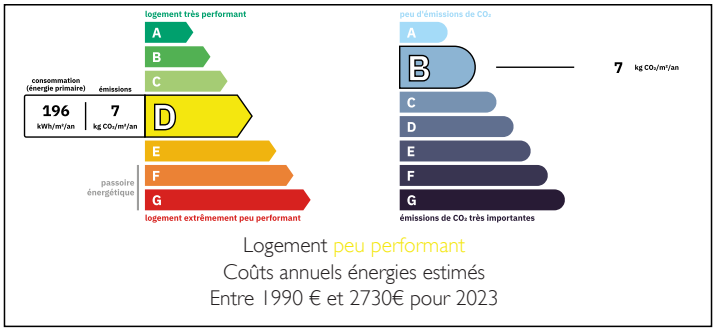
INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	110 m2
Plot Size:	738 m2

IN BRIEF

OFFER ACCEPTED 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 and enclosed garden. It is packed with character including a double height kitchen dining room, four bedrooms, two with ensuite shower rooms.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1990 € et 2730€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**682 EUR**
Taxe habitation:	**649 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 cupbaords housing hotwater tank.
W.C.
BEDROOM 1 ~ 2.9mx 3.3m (9.57m²) Tiled floor, double glazed window to the from 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 accross the road is and enclosed gardens with a variety of bushes, flowers , terrace and garden shed used as storage...

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