

A two bedroom cottage in a village with restaurant, close to amenities at Saint Nicolas Du Pelem and Gouarec.



INFORMATION

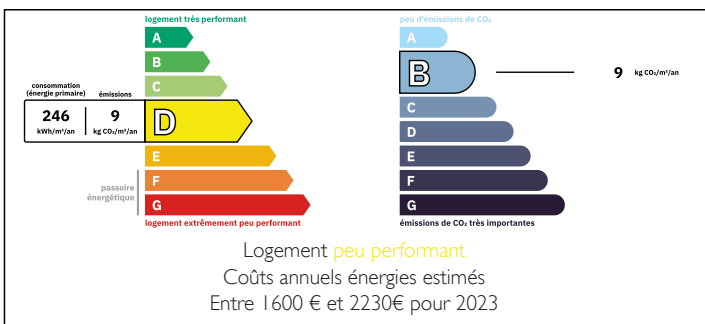
Town:	Sainte-Tréphine
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	2310 m ²



IN BRIEF

This cosy cottage has lots of character, two good sized bedrooms, both en-suite. One downstairs, giving the option of ground-floor living, with an upstairs bedroom for guests. Situated in a quiet village, but minutes from a lovely local restaurant, it offers both country living and the opportunity to socialise with the local community.

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

A driveway leads to the conservatory at the front of the property. To the side, the vendor has created an enclosed porch for indoor animals that can be kept as is, or changed to suit.

From the conservatory, the door opens onto the large kitchen/diner/living area with pellet burner. The kitchen leads to the first bedroom, with en-suite shower and WC.

Returning to the living area, a wooden staircase takes you to the mezzanine, currently used as a study/sewing room, through which you pass to enter the second bedroom with an en-suite Breton bath and WC.

Outside are very pretty gardens and the property's garage is a little further down the lane.

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