

## 4 Bedroom village property



## INFORMATION

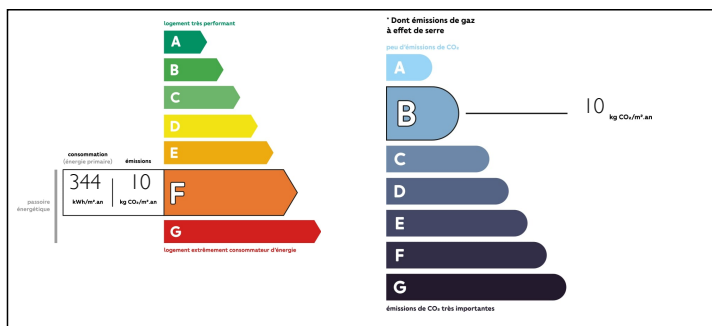
Town:	Lanrivain
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	1187 m2

## IN BRIEF

This 2 story village property with 4 bedrooms has some finishing to do but is ready to move in. High professional finish to renovations already completed, oak flooring, high quality kitchen and wood burners etc. Double glazing throughout and property comes with materials and velux windows for the final completion of work on the top floor..

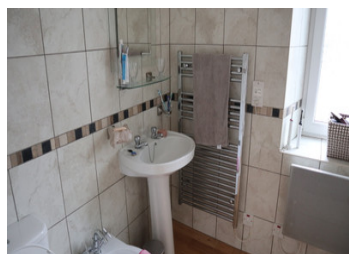


## ENERGY - DPE



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

Enetring the property via the front door you arrive in the dining area of :-

6.1m x 6.8m

opposit the dining area is the fully fitted and equiped kitchen of :-

3.9m x 3.9m

Continuing through the property and to the right, there is a utility room with wc of :-

1.5m x 4.4m

and the lounge straight infront of you of :-

7.2m x 4.4m.

On the first floor there are 2 bedrooms of :-

3.9m x 3.4m

3.8m x 4.8m

and a bathroom.

On the second floor and to finish, 2 more bedrooms of :-

4.1m x 3.7m

4.1m x 2.4m.

Outside to the rear is a garage of :-

4.6m x 3.3m

and large garden.

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

## LOCAL TAXES

**Taxe foncière: 580 EUR**

## NOTES