

Spacious village character property - 4 bedrooms, 3 bathrooms, gardens and garage. Quiet location.



INFORMATION

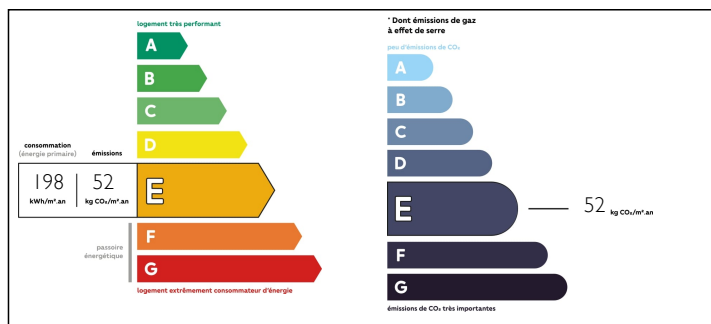
Town:	Saint-Nicolas-du-Pélem
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	198 m2
Plot Size:	472 m2



IN BRIEF

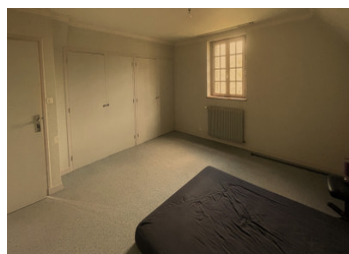
This spacious property is in the heart of the village, but in a very quiet location, hidden away from passing traffic. The entrance to the property is via a small gated private courtyard, where the garage can also be found. On the ground floor are a large open-plan lounge and modern kitchen with integrated appliances, a bedroom with en-suite bathroom, an office, and a shower room. Three further bedrooms are on the first floor, some of which have built-in wardrobes, and a family bathroom (to finish). The basement houses the boiler for the fuel-central heating system, and there is a further large storage room. To profit from its south-west facing gardens, solar panels have been added to the roof area, and these service the water heater and some electricity is sold back to the grid. Some updating is required throughout. The property is mostly single-glazed windows but some windows and doors have been upgraded to double-glazed....

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

Located in the centre of Saint Nicolas du Pelem, where there is a supermarket, bank, pharmacy, shops, restaurants and bars.

Ground Floor

Entrance (3.05m x 5.62m) with double glazed door, radiator and cloakroom (1.12m x 2.15m) with WC and washbasin. Intercom entry.

Kitchen / Lounge / Dining room (66.48m²) with windows to front and rear, double glazed door to garden, tiled floor and radiators. Modern kitchen with storage cupboards, range cooker, integrated microwave, dishwasher and washing machine. The lounge has an open fireplace.

Bedroom 1 (4.55m x 3.71m) with window with shutters, carpet and radiator. Ensuite bathroom (3.50 x 2.34m) with tiled floor, shower cubicle with power shower, bath, double washbasin and vanity unit, and radiator.

Office (3.54m x 2.34m) with double-glazed window, carpet and radiator.

Shower room (2.00m x 1.77m) with tiled floor, double-glazed window, WC, washbasin, shower and radiator.

Basement

Two large storage rooms (2.78m x 3.40m and 4.63m x 4.44m), one of which houses the central heating boiler.

First Floor with spacious landing with carpet, built-in storage cupboards and windows

Bedroom 2 (4.21m x 3.77m) with window, carpet and radiator

Bedroom 3 (4.14m x 4.86m) with window, carpet,

LOCAL TAXES

Taxe foncière: 1392 EUR

NOTES