

Immaculate neo- breton. Rostrenan 4 beds 2 bathrooms, garage, workshop and large garden.

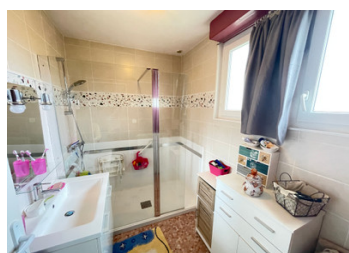


INFORMATION

Town:	Rostrenan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1300 m2

IN BRIEF

Situated in the centre of ROSTRENAN but in a calm environment within walking distance to all ammentities. The coast and port is under an hour and ST BRIEUC in 40 minutes. This property is stunning. Immaculate throughout. Double glazed throughout with electric shutters an aluminim veranda with 3 patio doors. Newly installed wood burner and central haeting throughout. Insulation is new and throughout the prooerty. Entrance via an arched granite dorway to a tiled hallway open plan to the lounge and diner with tiled floor. The room is flooded with light due to its south facing exposition. The kitchen is also large and modern with large pvc window and tiled floor. Fitted hob and extractor. The ground floor has two double bedrooms with double glazed windows and shutters, radiator and laminate flooring.

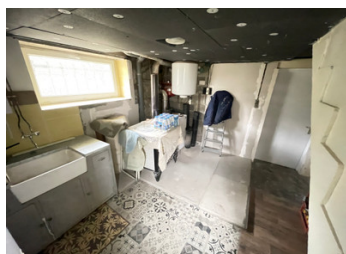
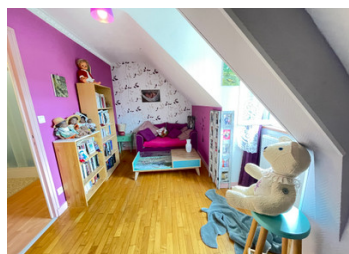


ENERGY - DPE



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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: 1000 EUR

NOTES

DESCRIPTION

Newly installed shower room and separate wc.

The first floor showcases two further double bedrooms with original parquet floors in perfect condition. A shower room with wc.

Access to the loft which is fully insulated. Easy to convert to another bedroom or office.

The property has a very large garage for two vehicles, a workshop; utility room and a cave a vin. All insulated.

What more could you ask for.

The gravelled drive has ample space for more than two vehicles with double PVC gates.

The garden is over 1000m2 with a chicken run, vegetable plot and plenty of space for outdoor dining and play.

To complete this fabulous property there is a raised terrasse.

Book your visit soon as this will go,

DIMENSIONS:

GROUND FLOOR:

LOUNGE: 25M2

KITCHEN: 16M2

BEDROOM 1 : 11M2

BEDROOM 2: 14M2

BATHROOM; 3M2

FIRST FLOOR:

BEDROOM 3: 11M2

BEDROOM 4: 12M2

BATHROOM: 3M2

GARAGE: SOUS SOL 70M2

WORKSHOP:

CAVE:

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