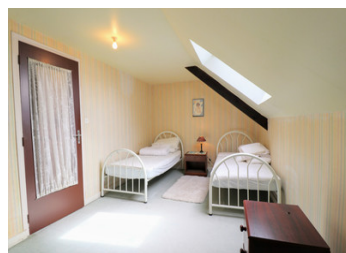


20 minutes from the beaches, in a quiet location, beautiful stone house with 2 bedrooms on a plot of 2000m2



INFORMATION

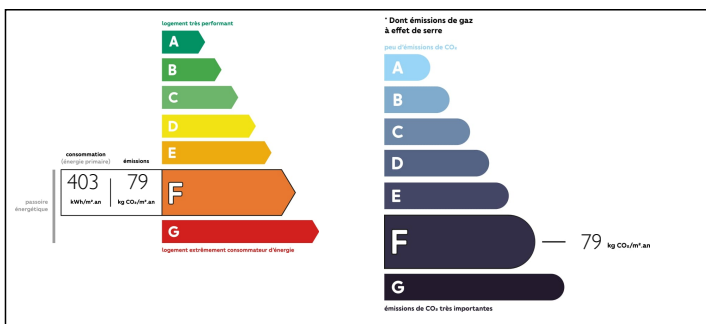
Town:	Le Merzer
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

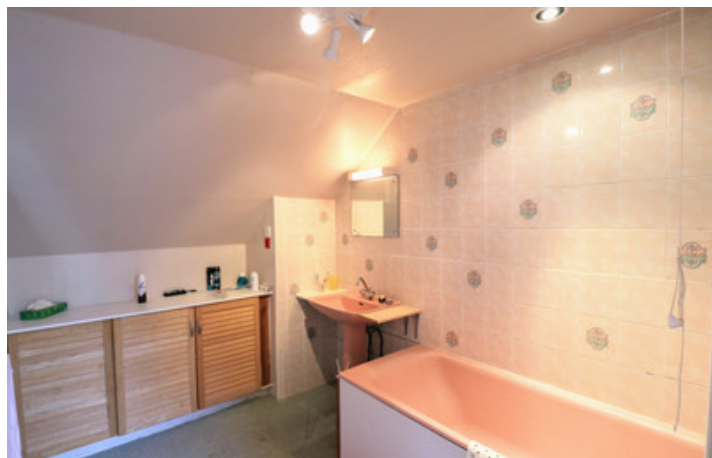
The large living/dining room has a surface area of almost 40 m2 and direct access to the fitted kitchen and the garden. The first floor has two beautiful bedrooms, one of which is 17 m2, a bathroom and a toilet. Attached, a large garage of almost 30 m2 with an attic above. South facing, the house benefits from an ideal location on this very pleasant 2000 m2 garden. Situated in a quiet environment, this pretty stone house requires some insulation work. The central heating and hot water production are provided by a gas boiler and a wood burner completes the installation by bringing a cosy touch to the long winter evenings. With shops, schools and sports facilities, LE MERZER also benefits from an ideal geographical location with a wide choice of magnificent beaches only twenty minutes away and immediate proximity to amenities and the TGV station in GUINGAMP.

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.



LOCAL TAXES

Taxe foncière: 411 EUR

NOTES

DESCRIPTION

ON THE GROUND FLOOR :

- Through the entrance, a large living/dining room of 39 m² with a fireplace with insert.
- A fitted kitchen with a gas boiler for heating and hot water production.

ON THE FIRST FLOOR :

- A corridor with cupboards.
- Two nice bedrooms, one of them 17 m².
- A bathroom with sink, bathtub and cupboards.
- A W.C. with washbasin.

Attached to the house, a large 30 m² garage and an attic above.

The house sits in 2000 m² land, with a picturesque view over the surrounding countryside.

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