

UNDER OFFER - Gorgeous 2 bedroom house with outbuildings, a lovely garden, a workshop plus small garage.

EXCLUSIVE

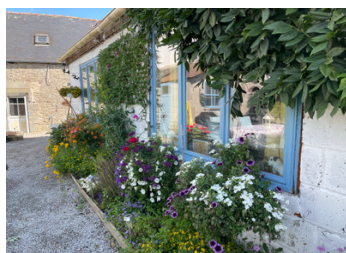


INFORMATION

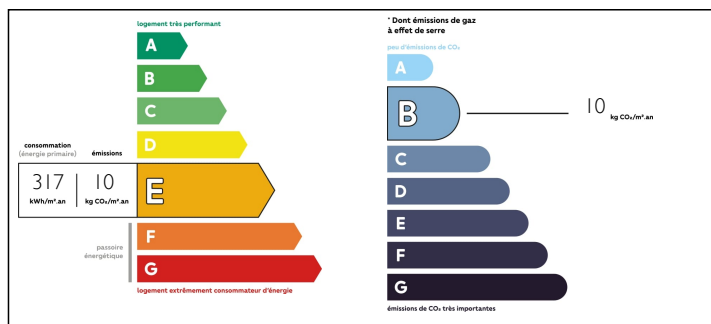
Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	692 m ²

IN BRIEF

This house is on a quiet street in the town and is walking distance to the shops, restaurants banks etc. and the weekly market. The sitting room benefits from a lot of natural light from the window to the front and a glass paned door to the garden at the back. There is a downstairs bathroom and 2 large bedrooms upstairs. The garden has three outbuildings. One is used for storage, another serves as a utility room with sink and w.c. There is also a large workshop with double glazed windows. Before you reach the lawned area of the garden there is a wonderful outside dining area which overlooks the lawn which has established shrubs and flower beds and a wooden shed.



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: 249 EUR

NOTES

DESCRIPTION

Entry to the house via double glazed door to:-

ENTRANCE PORCH: (1m x 1.5m) laminate floor. Cupboard with hot water heater and fuse board. Glazed door to:-

SITTING ROOM (5m x 4m) laminate flooring, window to front, exposed ceiling beams, door to garden, electric radiators. Steps to:-

KITCHEN (5m x 3m) laminate flooring, window to front, fitted units, ceramic hob with extractor, electric oven, integral fridge, double sink, old fireplace. Door to garden.

From the sitting room there is a door to a small vestibule area with storage cupboards and then a door to:-

SHOWER ROOM (2.4m x 1.5m) lino flooring, sink unit and storage cupboards, wc and large walk in shower. There is a skylight providing plenty of natural light.

From the sitting room there is staircase to a landing area with wood floors and a storage cupboard. Doors from the landing lead to:-

BEDROOM 1 (5m x 4m into eaves) wooden floors, velux window to the back of the house and dormer window to the front, electric radiator. Fitted wardrobes.

BEDROOM 2 (5m x 3m into eaves) wooden floors, velux window to the back of the house and dormer window to the front, electric radiator.

From the sitting room downstairs you can access the garden via the back doors from either the sitting room or the kitchen. These lead to:-

Some steps up to a gravelled area with outbuildings:-