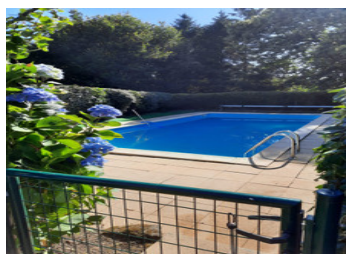


Superb cottage with delightful garden and a smart swimming pool in the picturesque countryside of St Goueno.



## INFORMATION

Town:	Le Gouray
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	2150 m2

## IN BRIEF

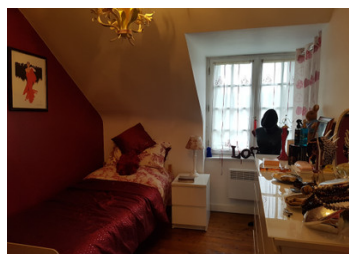
This very pretty cottage would serve as a comfortable principal residence or as a holiday home. The attractive garden backs onto delightful Breton countryside and the beautiful pool is well kept and private. Don't let this one get away!

## 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

Everything is neat and well presented in this small, but perfectly formed cottage, nestled in the heart of the Breton countryside.

Downstairs there is a lounge/diner of approximately 20m<sup>2</sup>, with a wood pellet stove and a fireplace, a fitted kitchen and a WC with hand basin. Stairs lead upstairs to three bedrooms of 9m<sup>2</sup>, 10m<sup>2</sup> and 11m<sup>2</sup> (approximately) and a bathroom with a bath, hand basin, WC and electric heater.

Over 2000m<sup>2</sup> of garden gives you plenty of space for relaxation and leisure activities, not forgetting the beautiful pool, surrounded by a safety fence and not overlooked. Two barns serve as garage and workshop space, and house the pool heater and pump.

The house has its own septic tank which may not conform to current standards.

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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: 370 EUR

## NOTES