

NEGOTIABLE ! Stone house in the heart of a village with heated swimming pool.

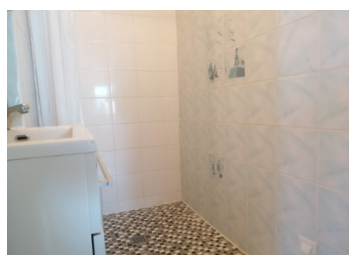
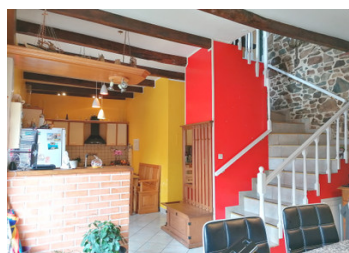
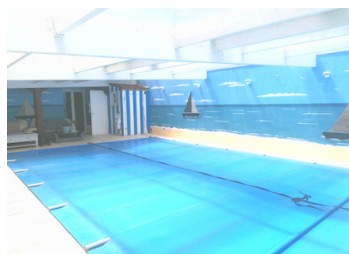


INFORMATION

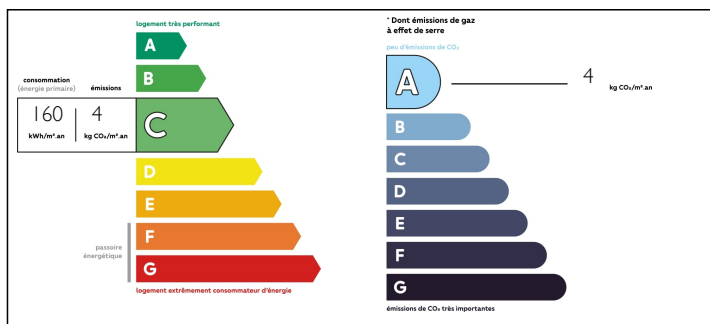
Town:	Trémuson
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	125 m2
Plot Size:	700 m2

IN BRIEF

BRITTANY, Côtes d'Armor, TREMUSON. Amélie and Aurélia present this beautiful stone house, completely renovated. It is located in the town, in a quiet area and is not overlooked. It has a garden and a heated covered swimming pool and is ideal for a family. It also lends itself to working from home. It has been very well thought out and has a ground floor bedroom and bathroom.



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

On the ground floor:

- A fitted kitchen open to a dining room
- A living room with a fireplace with an insert giving access to the swimming pool and a conservatory with barbecue, bread oven and sink.
- A bathroom with toilet
- One bedroom with shower and access to the pool

On the first floor:

- A toilet
- A bathroom
- 2 bedrooms
- 2 bedrooms with balcony access
- An office or dressing room

Outside:

- 2 garages
- An well, which is to fill the pool
- A covered shelter for eating outdoors
- A garden shed for storage or other purposes
- A greenhouse

Little extra : A room with independent entrance and attic ideal for a receiving clients or as an office for working from home.

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

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