

Lovely property in the heart of the village, 3-bedroom semi-detached house with cellar and garden.

EXCLUSIVE



## INFORMATION

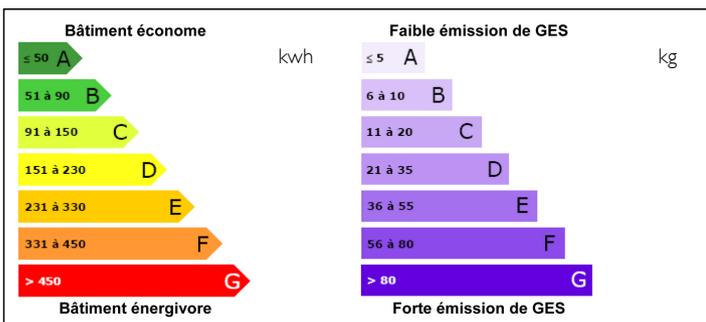
Town:	Laurenan
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	345 m2



## IN BRIEF

This lovely house is well located in the centre of the typical Breton village of Laurenan, which has plenty to offer, including a dépôt de pain, bar/ restaurant and a primary school, plus a bibliothèque and a recently refurbished salles des fêtes. The village is only 10 minutes away from the bustling village of Plémet, which has a major supermarket.

## 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

The house has been loved and well-maintained over many years by the current owners and offers comfortable accommodation over three floors. Entry is into the living room, which includes a corner kitchen. This room is light and bright and is a good social space.

On the first floor are two double bedrooms, the bathroom and a separate toilet.

On the second floor is the largest of the three bedrooms, plus a fourth room that is currently used for storage, but could become something more.

The cellar for additional storage or workshop space is a bonus.

There is off-street, private parking. There is a small, suntrap garden to the side of the house and a larger garden that could be an ideal vegetable plot is a short walk away.

## LOCAL TAXES

**Taxe foncière: 296 EUR**

**Taxe habitation: 567 EUR**

## NOTES

Basement:

Cellar, in two sections of - 5.17m x 2.96m and 5.17m x 2.13m including the hot water tank.

Ground floor:

Living room - 6.26m x 5.03m including a corner kitchen.

First floor:

Bedroom 1 - 3.55m x 2.64m;

Bedroom 2 - 3.55m x 2.53m;

Bathroom - 2.57m x 2.50m including a bath, shower and hand basin; separate toilet.

Second floor:

Bedroom 3 - 5.30m x 2.29m;

Storage room - 3.82m x 2.09m.

Attic above.

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