

Pretty two-bedroom cottage in village location - for renovation



INFORMATION

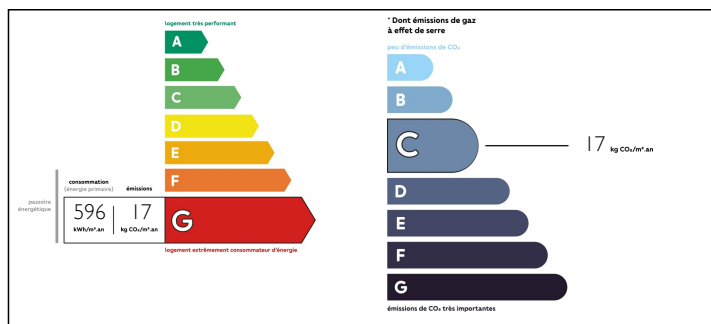
Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	245 m2

IN BRIEF

This lovely little cottage would make a fabulous low-maintenance holiday home. Nestled in a quiet courtyard, with local amenities within walking distance. Some renovation works are needed. On the ground floor is an open plan living area with a corner kitchen and log burner. The bathroom, with bath and shower, is also on the ground floor. Stairs from the living area lead to the first floor, where there are two good-sized bedrooms. The property benefits from double-glazed windows with shutters, and is connected to mains drainage. The property comes with an additional small plot of land which is located close to the house. The location of the property is very central. It is only a 15-minute drive to Callac, where there are all amenities including a supermarket, train station, restaurants, bars and a cinema. Access to the ferry ports is under two hours (Roscoff - Ihl0 and St Malo...



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

Ground Floor

Living/Dining/Kitchen (7.84m x 4.65m) with tiled floor, double glazed windows, corner kitchen and log burner.

Bathroom (3.07m x 1.65m) with tiled floor, bath with shower, washbasin, WC and electric towel radiator.

First Floor

Bedroom 1 (4.67m x 3.58m) with Velux window and wood laminate flooring, which leads to Bedroom 2 (4.28m x 3.01m) with Velux window and wood laminate floor.

Garden

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

LOCAL TAXES

Taxe foncière: 206 EUR

NOTES