

Charming stone property, completely renovated, on the edge of the forest.

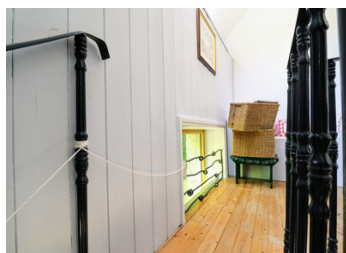


INFORMATION

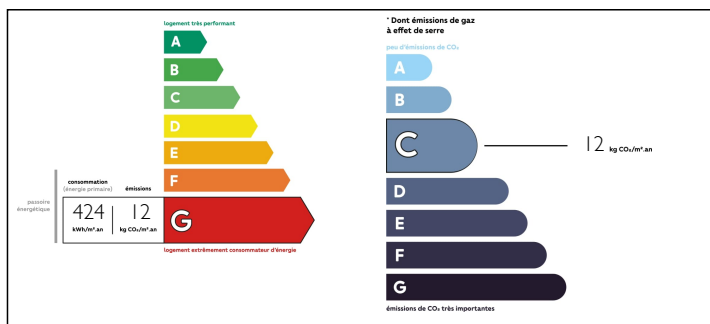
Town:	Kermoroc'h
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	793 m2

IN BRIEF

On the edge of the forest, a few hundred metres from the village and its amenities, LEGGETT Immobilier invites you to come and discover this very charming, fully renovated house on 3 levels surrounded by a pleasant garden in a bucolic setting. Currently with a large master suite on the ground floor, the top floor offers a magnificent room currently dedicated to relaxation which could, according to your wishes, be transformed into a bedroom. Between these two levels, a magnificent living/dining room overlooking the garden and offering a pleasant view of the neighbouring lake, as well as a beautiful fitted kitchen with direct access to the roof terrace which covers the large lean-to. A wood-burning stove heats the house, while leaving the possibility of a complementary heating system. Outside, a sunken circular terrace in a green setting with a firepit, will allow you to enjoy long evenings with your friends...

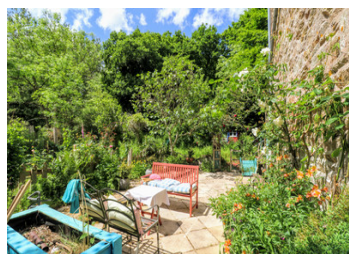


ENERGY - DPE



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 habitation: 312 EUR

NOTES

DESCRIPTION

ON THE RAISED GARDEN LEVEL:

- Through the main entrance, a main room comprising a very bright living/dining room with a wood burner and open plan kitchen with direct access to a raised terrace at the rear of the house.

ON THE GROUND FLOOR :

- A large master suite equipped with a wood burning stove, with direct access to the garden and a beautiful bathroom including an Italian shower, a claw-foot bathtub, a washbasin and a toilet.

ON THE TOP FLOOR :

- A large, high ceilinged room under a mansard roof with exposed beams.
- A W.C.

OUTSIDE :

- A large adjoining lean-to with roof terrace.
- A chalet of about 10 m2.
- A cabin for children.
- A vegetable garden.
- A circular terrace with a brazier in the middle.

The whole on a 793 m2 landscaped plot including fruit trees and a well..

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