

Fantastic two-bedroom character cottage with large garden, which is being sold fully furnished.



INFORMATION

Town:	Senven-Léhart
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	46.5 m2
Plot Size:	842 m2



IN BRIEF

Located in a tranquil hamlet in the countryside, this beautifully presented cottage has been renovated to a high standard, whilst retaining many of its original features. Sold fully furnished, it would make a fantastic, easy-to-maintain holiday home. On the ground floor is spacious living and dining accommodation, with electric heating and a log burner. There is also a fitted kitchen area with cooker, fridge, washing machine and storage cupboards. Stairs from the lounge lead to the first floor where there are two bedrooms, one double and one twin, and a bathroom with corner shower, wash basin and WC. The property benefits from double glazing. To the rear is a large enclosed garden, with a shed, whilst the gated driveway to the front of the property provides ample space for parking. The septic tank conforms to current regulations. The property is semi-detached and not overlooked.

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 foncière: 267 EUR

NOTES

DESCRIPTION

GROUND FLOOR

Lounge/Kitchen/Dining with tiled floor, beams, double glazed window and door, log burner, electric heating, fitted kitchen with washing machine, fridge, cooker and fitted cupboards (7.00m x 4.80m)

Stairs to FIRST FLOOR

Small landing area with window and electric heater

Bedroom 1 with laminate flooring, beams and 2 x Velux windows (4.76m x 3.30m)

Bedroom 2 with laminate flooring, beams and Velux window (3.42m x 1.71m)

Bathroom with tiled floor, washbasin and vanity unit, WC and corner shower with power jets (4.23m x 1.70m)

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