

Spacious, stone semi-detached longère with large barn and garden

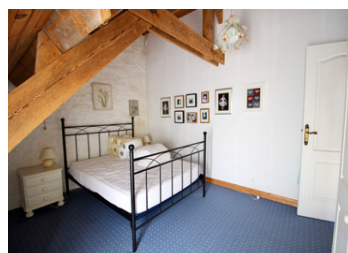


INFORMATION

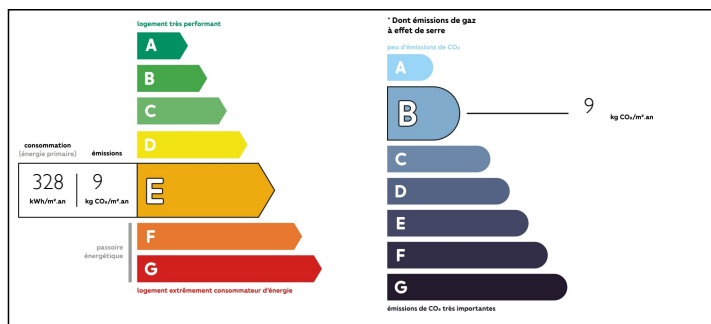
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|-------------|-----------------|
| Town: | Kergrist-Moëlou |
| Department: | Côtes-d'Armor |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 128 m2 |
| Plot Size: | 1573 m2 |

IN BRIEF

Very generous living accommodation on the ground floor with a large kitchen/diner and a huge lounge/diner with a wood burner. Situated a stone's throw from Kergrist-Moëlou and not far from the Nantes Brest Canal. Just 6 kms from Rostrenen where you will find a range of commerces. Saint Briec and Morlaix are just 58 kms and 72 kms respectively. Roscoff is just 98 kms and Saint Malo 142 kms. Well situated to explore all the wonders that Brittany has to offer!



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

Kitchen 26 m².

Living Room 53,5 m².

First floor

Bedrooms 9 m², 5,8 m², 9,2 m² and 9,7 m² at head height.

Landing 7,65 m².

Bathrooms 3,2 m² 3 m²

In front of the house is ample parking and also a large garden with a large barn at the far end. There is also a little stone building needing renovation.

The septic tank does not conform and the house will need updating.

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

LOCAL TAXES

Taxe foncière: 491 EUR

Taxe habitation: 509 EUR

NOTES