

UNDER OFFER - one-bedroom cottage with garden close to Lac de Guerlédan. Updating required

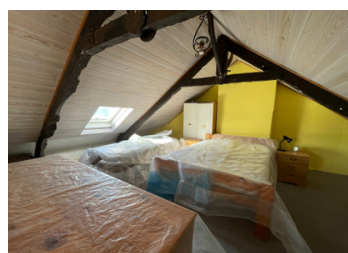


INFORMATION

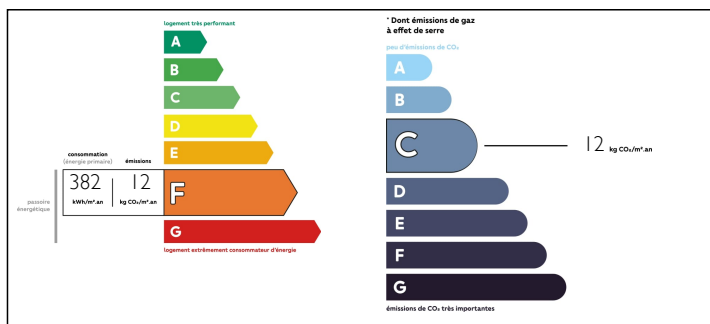
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	56 m2
Plot Size:	643 m2

IN BRIEF

This pretty, stone character cottage is in a quiet location, just a few minutes' drive from Lac de Guerlédan. It would make a great low-maintenance holiday home. On the ground floor are a lounge, incorporating a kitchen with workspace, fitted storage cupboards and appliances and a double-glazed conservatory with lovely views. There is also a bathroom with shower, WC, and washbasin. On the first floor is a large bedroom. Gardens surround the property, and there is a driveway for parking to the rear. The conservatory leads out onto a small patio in the garden. The property is connected to mains drainage and is partially double-glazed. Whilst the property is habitable, it does need updating, which is reflected in the price. Located very close to Lac de Guerlédan, which is a very popular tourist spot, Caurel has two restaurants, and is a very short drive to Mur De Bretagne, where you will find further restaurants, bars,...



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

Lounge/Kitchen (4.79m x 5.95m) with beams, carpet, stairs to first floor, door to front and rear. Fireplace with electric fire. Kitchen area with sink, fitted cupboards and appliances.

Conservatory (2.43m x 5.00m) with wooden panelling, tiled floor, and double-glazed full-length windows.

Bathroom (2.55m x 3.28m) with shower, tiled floor, WC, and washbasin. Window (to be replaced)

Gardens surround the property, and there is a driveway for parking to the rear. The property is connected to mains drainage and is partially double-glazed.

NOTES

FIRST FLOOR

Bedroom (5.00m x 4.00m) with Velux window, additional window, carpet, and beams.

Garden

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