

Two bedroom stone cottage within walking distance of lac de Guerledan



INFORMATION

Town:	Caurel
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Perfect lock up and leave 2 bedroom holiday cottage within a stones throw of lake de Guerledan.



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

Entrance via glazed door into

GROUND FLOOR

KITCHEN / DINING ROOM - 3.65m x 5.03m (18M2)

Concrete floor, exposed beams, slot in oven, a range of units, fireplace and a single glazed window to the front of the property.
door leading to :

HALLWAY - 5m x 2.5m (12.5m2)

carpet, doors to bathroom and lounge, hot water tank, plumbing for washing machine.

BATHROOM - 3.9m x 1.5m (6m2)

shower over bath, washbasins, tiled floors, W.C.

LOUNGE - 7.3m x 4.7M (35m2)

wood burning stove, exposed beams, tiled floors
single glazed patio doors to the garden, Stairs leading :

BEDROOM 1 - 6.8m x 4.6m (31.28m2 into the eaves)

wooden floors, exposed beams, fitted cupboards, double glazed velux window.

BEDROOM 2 Access from stairs in the hallway 7.1m x 3.9m (27.6m2)

OUTSIDE- off street parking and small private enclosed garden.

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

NOTES