

Rare in Bobital! Four-bedroom detached house close to Dinan and Saint Malo.

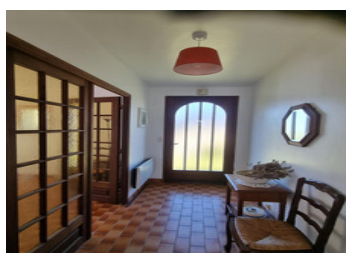
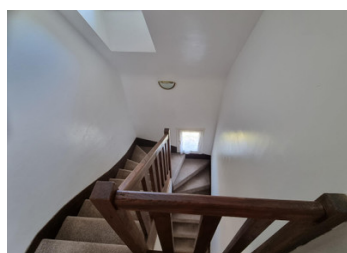


INFORMATION

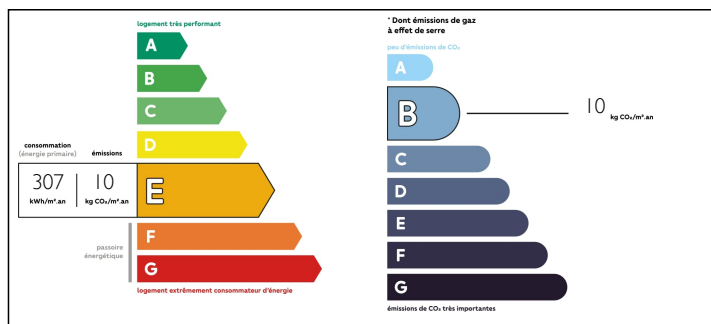
Town:	Bobital
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	115 m ²
Plot Size:	450 m ²

IN BRIEF

Well presented four-bedroom detached house in Bobital, just 10 minutes from Dinan and 30 minutes from Saint Malo



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: 784 EUR

NOTES

DESCRIPTION

Situated within walking distance of the centre of the small commune of Bobital this well presented and much-loved house comprises

GROUND FLOOR

- * Entrance Hallway
- * Lounge/dining room of approx 31m² with open fireplace, tiled floors and plenty of natural light
- * Kitchen: of approx 12m² with fitted kitchen units and plenty of workspace and storage. Double doors lead to the garden at the rear.
- * Bedroom 1 of approx 12m² overlooking the garden to the rear.
- * Shower room and separate WC

UPSTAIRS

- * Bedroom 2 of approx 9m²
- * Bedroom 3 of approx 10m²
- * Bedroom 4 of approx 8m²
- * Bathroom of approx 7m² and separate WC
- * Lingerie of approx 3m²

The garage (of approx 24m² attached to the side of the house has an internal door as well as a door leading to the garden at the rear. It includes a small storage room of approx 3m². Access to the loft over the garage is from the garage.

The easy to maintain garden to the rear is mostly laid to grass with mature bushes providing a fabulous area for relaxing in the Brittany sun.

The house has been lovingly maintained with no immediate works envisaged. There is a connection to the commune's mains drainage system.

The house is ideally located in the small commune of Bobital just 10minutes away from the small picturesque town of Dinan and just 30minutes from the port town of St Malo, making this an ideal base for exploring the delights of the Brittany/Normandy coastline.
