

A beautiful 2 bedroom home in the countryside between Rostrenen and Callac and near the Nantes-Brest canal

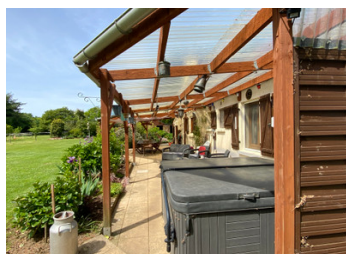


INFORMATION

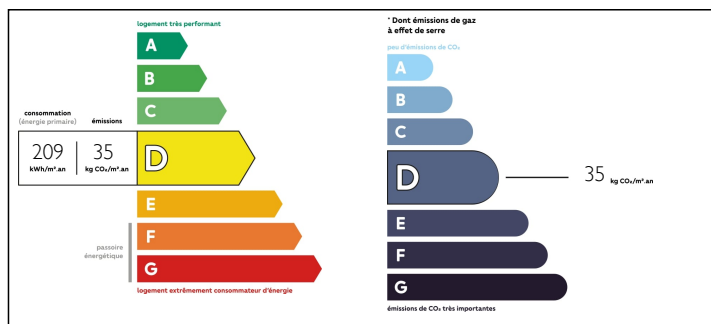
Town:	Saint-Nicodème
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	6940 m2

IN BRIEF

This is a fantastic home with a large terrace, outbuildings, garage and stables set on a well-maintained plot equidistant from the market towns of Rostrenen and Callac, a short drive from Gouarec, close to the famous Corong gorges and half an hour from Guingamp, Carhaix and Mur de Bretagne. 90 minutes to the coast.



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

Entry to the house is via a gate that leads to an area with parking for several vehicles. A large terrace leads to the impressive kitchen/diner (28m²), with access on the left hand side to the first living room (14m²) and downstairs bedroom (11m²), a staircase leading to the second bedroom in the eaves (17m²) along with an office and attic space. Returning to the kitchen, a bright and airy corridor takes you to the shower room and WC while further along is the second living room (20m²).

Returning outdoors, there are stables, outbuildings, garage, potting shed, greenhouse and mature fruit trees.

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

NOTES