

Caurel townhouse, less than 5 minutes from the lake at Guerledan.



INFORMATION

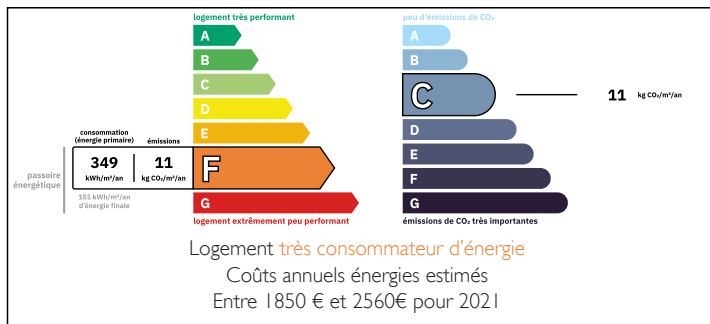
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	158 m2
Plot Size:	0 m2

IN BRIEF

This beautiful low maintenance 2 bedroom family home is ideally placed for lakeside leisure, formerly a butchers shop it has business potential with living accommodation.

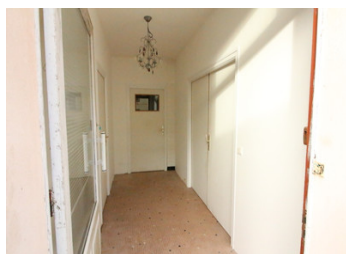
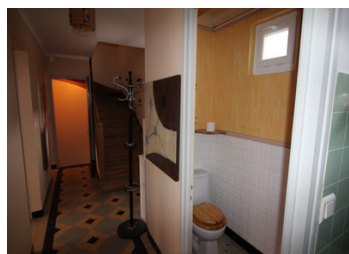


ENERGY - DPE



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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

HOUSE Entry by glazed glass door to:

GROUND FLOOR:

total area 6,28m x 8.28m (51,99m2)

Former butchers shop and general goods shop, with large glazed windows to the front of the property. door leading to:

REAR HALLWAY 5,08m x 1.98

contains stairs that lead to the living accommodation on the first floor.

LOUNGE/ DINING ROOM~ 4.41m x 6.08m(26.81m2)

open plan, two windows with roller shutters to front of property, vinyl floor covering,

KITCHEN~4.04m x 2.10m (8.48m2) A fully fitted kitchen with built in oven, gaz hob, extractor fan, plumbing for dishwasher and sink, tiled floor covering, window with shutter to front of property.

BATHROOM~ bath with shower over, wash basin, fully tiled.

hallway with stairs to:

FIRST FLOOR:

BEDROOM 1~ 3.70m x 4,01-m (14.83m2) double glazed window with electric roller shutters to front of house, vinyl floor covering.

BEDROOM 2~ 4.19m x 3.77m (15.79m2) vinyl floor covering, double glazed window with electric roller shutters to the front of the house.

BUREAU~2.29m x 2.26m (4.94)

small room suitable for office space, vinyl floor covering.

Information about risks to which this property is

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