LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A32245JWI22 Price: 126 500 EUR

agency fees to be paid by the seller

Spacious 4-bedroom house with breathtaking views! Saint-Servais!

EXCLUSIVE















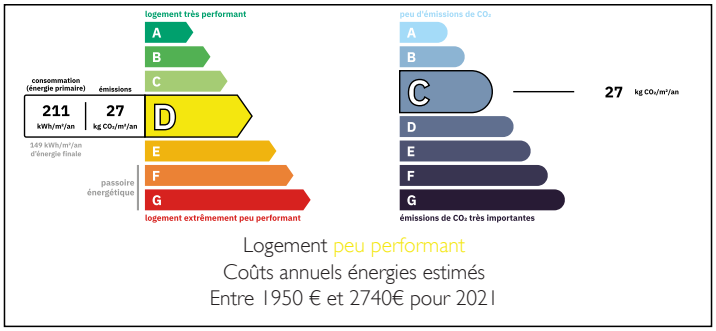
INFORMATION

Town:	Saint-Servais
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	101 m2
Plot Size:	5510 m2

IN BRIEF

This charming house has 4 generously sized double bedrooms and is nestled in an idyllic setting with panoramic views. Outside, sit and enjoy the scenery on the patio or the BBQ area. There is also a large piece of land to the side of the house which could be used for animals/chickens etc., Ideal as a holiday home or a permanent family home. 10 minute drive to the town of Callac. Furniture can be included!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1950 € et 2740€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**553 EUR**
Taxe habitation:	**508 EUR**

NOTES

DESCRIPTION

Lovely paved patio in front of the house. There is an awning over the living room french doors and shutters on the outside.

Entrance into hallway.

Ground floor

Living room with wooden floors and granite fireplace with wood burner.
with French windows to the patio. Stairs to the first floor.

Kitchen: Wooden kitchen units with oven, sink with drainer, Gas hob and extractor. Tiled floor and work surfaces.
Beautiful bathroom with italian style walk in shower, modern bath, WC and washbasin. Window with blind.

Bedroom 1: Wooden floor, fitted wardrobe and window at the side. Radiator.
Bedroom 2: Wooden floor, fitted wardrobe and window to the front. Radiator.

Stairs down to a large garage/cellar of around 80m2. With concrete floor, electricity and water supply for the washing machine etc.,. There is also the oil tank and heating system.

1st floor. and landing with seating area.
Bedroom 3: with fitted wardrobe, double glazed window with electric radiator.
Bedroom 4: At present with two beds, fitted wardrobe, double glazed window with electric radiator.
Bedrooms and landing are carpeted.
Bathroom with large modern shower, WC and washbasin. Tiled floor and large velux with blind.

Outside.
Garden at the front and back of the house with well established plants