

****OFFER ACCEPTED**** Three-bedroom lock-keeper's house on a plot of 8000 m2

EXCLUSIVE



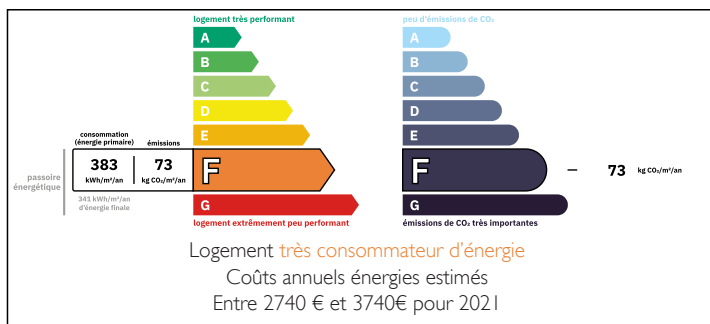
INFORMATION

Town:	Le Moustoir
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	8000 m2

IN BRIEF

Looking for a lifestyle full of history and authenticity? Come discover this 19th-century house composed of three bedrooms, two bathrooms, a kitchen, a living room, and a lounge (which can be used as a spare room), along with a wooden terrace on a plot of 8000 m2. Your own private haven in nature, bordered by a canal on one side and a river on the other.

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

The house comprises: on the ground floor: a kitchen (12 m²), a living room with a wood stove (11,50 m²), a second living room that can serve as a spare bedroom (14 m²), a modern bathroom with toilet, and a spiral staircase leading to an attic bedroom (19 m²). on the first floor, two other bedrooms each over 11 m² of living space, and a bathroom with toilet. Outside, there is access to a 9 m² boiler / storage room. At the back, a large deck on stilts with direct access from the kitchen. A garden lounge. Carport. The mains drainage system will need to be brought up to standard. A small wooden bridge leads you to the beautiful wooded land.

Roscoff ferry terminal 80 kms

Brest airport 90 kms

LOCAL TAXES

Taxe foncière: 402 EUR

Taxe habitation: 344 EUR

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

NOTES