LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35154DEM22 Price: 131 950 EUR

agency fees to be paid by the seller

OFFER ACCEPTED Lovely luminous semi-detached four-bedroom stone longère with terrace and garden, near Loudèac.

EXCLUSIVE















INFORMATION

Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	1894 m2

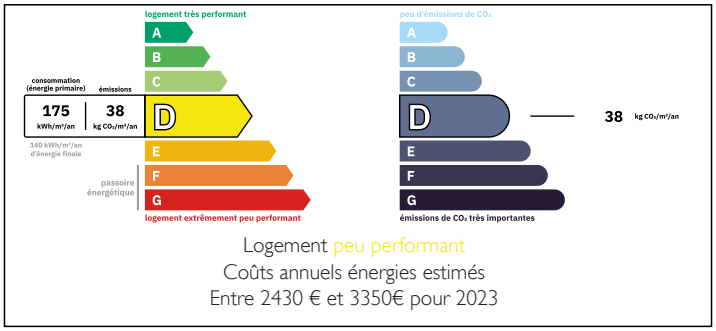
IN BRIEF

OFFER ACCEPTED Situated in a quiet hamlet just 13 minutes from Loudéac and 25 from Saint-Brieuc, discover this lovely semi-detached stone longère. With a light and spacious open plan living area and kitchen, four bedrooms, exterior terrace and a nice garden this could be your new dream home. The current owners have invested in triple and double glazing throughout (complete with shutters, controllable by Alexa or Google), ensuring peace and comfort year round.

The ground floor consists of an entry, large open plan kitchen and living area with views over the terrace, a ground floor bedroom with attached shower room and a separate WC. Upstairs are three good bedrooms, a fourth room used as a study and a family bathroom with shower and WC.

A nice garden comprising lawn and shrubs, with an outdoor seating area and spacious garden shed...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3350€ pour 2023

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: **684 EUR**

NOTES

DESCRIPTION

OFFER ACCEPTED Here is some information about what there is to see and do in Gausson, Loudéac, Moncontour, and Lac de Guerlédan in the Côtes-d'Armor region of Brittany, France:

Gausson
- The village: A pretty village with a small local shop, school and a postal bank.
- Natural Surroundings: The village is set in a serene rural landscape, ideal for walking and exploring the beautiful Breton countryside.

Loudéac
- Market Town: Loudéac is known for its vibrant weekly market, which showcases local produce, artisanal products, and crafts. This draws locals and tourists, fostering a lively commercial atmosphere.
- Local Businesses: The town features a range of shops, restaurants, and services that cater to both residents and visitors. Its local businesses emphasize quality and often provide unique Breton goods, appealing to those looking for authentic cultural experiences.
- Parc Aquarev: A beautiful park perfect for leisurely walks, picnics, and enjoying nature.
- Brittany's Greenway: Part of a network of cycling paths, offering scenic routes through the countryside.

Moncontour
- Historic Medieval Town: A beautifully preserved medieval town with narrow cobbled streets, offering a glimpse into the past.
- Moncontour Castle: Explore the ruins and enjoy panoramic views of the surrounding area.
- Local Festivals: The town hosts various events and festivals that highlight its rich history and culture, especially during summer.

Lac de Guerlédan
- Scenic Lake: A picturesque lake surrounded by forests, beaches, bars, restaurants, ideal for water sports, hiking, and relaxation.
Water Activities: Opportunities for kayaking, fishing,