

Detached stone longère with large garden, and garage. Quiet hamlet location and just 20 minutes from the beach



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Lanrodec      |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 180 m2        |
| Plot Size:  | 2528 m2       |



## IN BRIEF

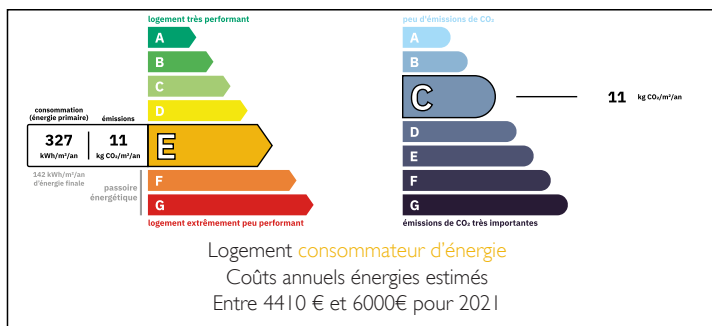
This lovely, and well-presented, property provides spacious accommodation over two floors. On the ground floor is a large lounge area (35m2), an office, dining room with chimney (30m2), a fitted kitchen (15m2), and WC.

A second part of the ground floor has a separate entrance and is to be updated. This includes a bathroom, a room which could be transformed to create a ground-floor bedroom (16m), and a laundry room.

On the first floor are three spacious bedrooms, an office, a bathroom with shower, bath, WC and double washbasin, and a landing area with lots of storage.

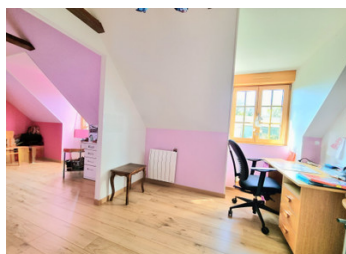
The gardens are to the rear of the house. There is a paved patio area for dining, as well as a vast lawned garden. There is also a driveway leading to a parking

## 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 heating is provided by new electric heating throughout, and the septic tank complies with current standards.

The property is in a great location, just 30 minutes from Saint-Brieuc and twelve minutes from Guingamp. The coast is just a 20-minute drive..

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

## LOCAL TAXES

Taxe foncière: 439 EUR

## NOTES