LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36716GCA22 Price: 122 625 EUR

agency fees included: 9 % TTC to be paid by the buyer (112 500 EUR without fees)

Charming two-bedroom property with balcony, stunning lake views, gardens and garage.







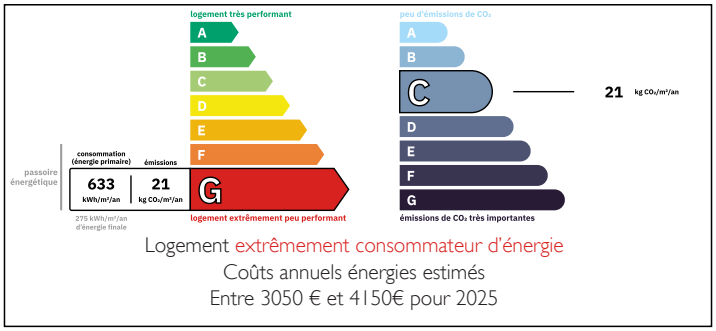








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3050 € et 4150€ pour 2025

INFORMATION

Town:	Saint-Connan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1154 m2

IN BRIEF

In a peaceful village location, this bright and well-maintained two-bedroom property offers living accommodation on one level with scenic lake views. Ideal as a holiday home or permanent residence.

The entrance leads directly into the sun lounge, which has a balcony offering beautiful views of the lake. Also on this level are a kitchen, lounge with fireplace, a shower room with WC, and two bedrooms.

The basement has large storage space and plumbing for a washing machine. As well as the spacious basement, there is the opportunity to add additional rooms in the loft space.

Externally there are pretty gardens, and a driveway leading to the garage.

The property has mains drainage, is double glazed

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:	**562 EUR**
Taxe habitation:	**600 EUR**

NOTES

DESCRIPTION

Saint Connan is also ideally placed for ferry ports, with Saint Malo and Roscoff both under 90 minutes' drive

DETAILS

• Sun lounge (2.47m x 4.38m) with tiled floor, double glazed patio doors to the front and rear, 2 x Velux windows and balcony overlooking the lake

• Kitchen (7.21m x 2.96m) with fitted oak units, and gas/electric hob, carpet tiles and double-glazed window with shutters and views over the lake; lounge area with double-glazed window with shutters, art deco fireplace, electric radiator and wooden flooring

• Bedroom 1 (4.00m x 3.49m) Double-glazed window with shutters, electric radiator and wooden flooring

• Bedroom 2 (2.93m x 3.45m) with double-glazed window with shutters, overlooking the lake, electric heater and wooden flooring.

•Shower room (2.63m x 1.96m) with large shower, washbasin with storage underneath, WC, double-glazed window and lino flooring

EXTERNALLY

Gardens

Garage with second level for storage

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