LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40084JAM22 Price: 56 600 EUR

agency fees to be paid by the seller

Re-available! Off grid, semi detached 2 bedroom property with solar panels.















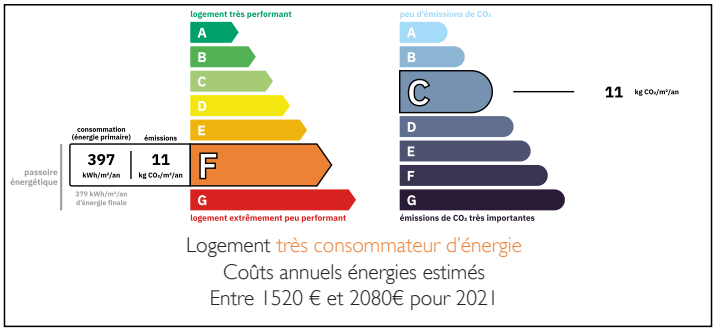
INFORMATION

Town:	Saint-Étienne-du-Gué-de-l'Isle
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	451 m2

IN BRIEF

Have you ever dreamed of a bolt hole in Brittany to get away from the fast pace of day to day life?
If so this could be the place for you! Charming semi-detached stone house with two bedrooms, located in the peaceful village of Saint-Étienne-du-Gué-de-l'Isle.
This property is off-grid, not connected to mains electricity. It is equipped with solar panels linked to 24V batteries, which supply power and heat the water for the shower.
Set in a tranquil location, the house has a manageable garden of 451 m², making it the perfect lock-up-and-leave holiday home or low-maintenance permanent residence. Fosse installation needed. There is a bakery in the town and the larger town of Loudeac is a 15 minute drive away. Here you will find supermarkets, bars, restaurants, medical centres - everything you may need.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1520 € et 2080€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

The property itself is a pretty stone house, semi detached with one neighbour. As you enter through the front door there is a huge lounge. There is a concrete floor but the vendor has used chopped up car tyres as insulation under a cover of astro turf. This is easily removed but creates effective insulation. The kitchen has fitted cupboards and a wood fired Rayburn. On the Rayburn there is a back water heater but the current vendor does not use it. The lighting is run on 12V. There is a door from the kitchen to the rear garden.

Stairs lead from the lounge to the first floor. On this floor there is a bedroom, a bathroom with shower and compost toilet. The main area is unfinished and could be made into one or two bedrooms. All the windows in the property are double glazed.

Measurements:
Lounge: 8.075 x 6.199m2 (50m2)
Kitchen: 2.780 x 6.314m2 (17.5m2)
Bedroom 1: 2.723 x 6.390m2 (17.4m2)
Bedroom 2: 8.075 x 6.199m2 (38.9m2)
Bathroom: 2.398 x 1.460m2 (3.5m2)

Outside there is an additional compost toilet in a wooden hut. There are solar panels on the roof and the current vendor uses a bank of 24V batteries.

More photos are available. Please contact me to arrange a viewing.

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