LEGGETT
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Ref: A40136JRD22 Price: 134 000 EUR

agency fees to be paid by the seller

Charming 3 bedroom neo breton house with garden close to the village of Duault















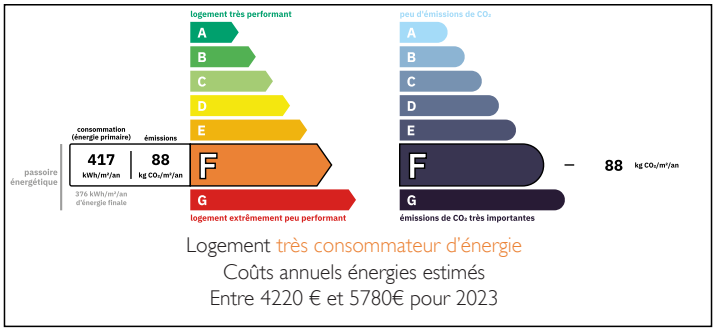
INFORMATION

Town:	Duault
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1737 m2

IN BRIEF

Well-presented neo-Breton style house in the heart of Duault, just a short stroll from the village school and restaurant. Recently updated, the home offers bright and modern living spaces, three double bedrooms, two bathrooms, and a brand-new kitchen. Set on a generous 1,737 m² plot with garage, boiler room, and storage at ground level.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4220 € et 5780€ 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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NOTES

DESCRIPTION

Located in the village of Duault, this neo-Breton style property offers comfortable living with modern updates and the convenience of nearby amenities.

Main Floor: Balcony entrance, open-plan living/dining room with newly fitted kitchen, one double bedroom, shower room with WC.

First Floor: Two double bedrooms, shower room.

Ground Level (Sous-sol): Garage, boiler room, and storage space.

The property sits on a generous 1,737 m² plot, providing plenty of outdoor space for gardening or leisure.

A well-presented home in a sought-after location, just a short walk to the school, restaurant, and village center.

Location & Access:
Village center (school & restaurant) – a few minutes on foot.
Callac – approx. 10 minutes' drive (shops, services, train station).
Carhaix-Plouguer – approx. 20 minutes.
Guingamp – approx. 35 minutes (larger town, TGV connections).
Saint-Brieuc (department capital & coast) – around 1 hour.
North Brittany beaches – approx. 1 hour's drive.

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