LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42633MCW22 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

A four bedroom family home near Corlay, Gouarec and the Nantes-Brest canal



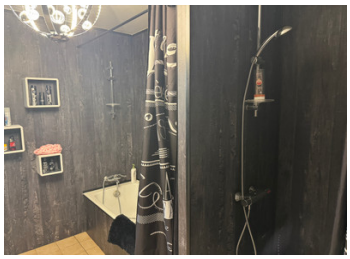












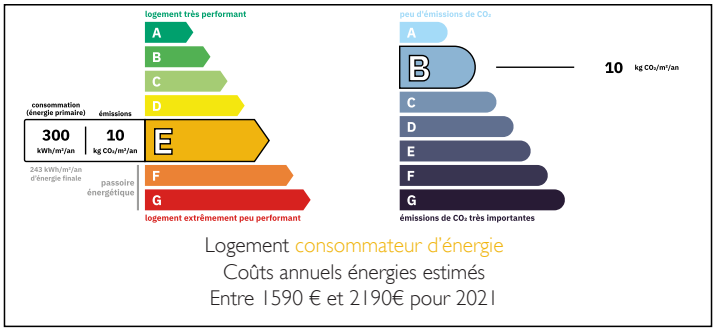
INFORMATION

Town:	Le Haut-Corlay
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	2237 m2

IN BRIEF

This lovely family home is ready to move into! Close to Corlay, Gouarec, the Nantes-Brest canal and just 30 minutes by car from beaches and shopping hubs at St Brieuc, it is a must-see!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1590 € et 2190€ 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.

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LOCAL TAXES

Taxe foncière: **769 EUR**

NOTES

DESCRIPTION

Double doors lead to the open plan living, dining and kitchen areas with both a wood burner and electric fire offering the opportunity of cosy evenings.

Also on ground level, two double bedrooms and a family bathroom (with separate shower), a standalone WC and large garage offer ample ground floor living, while upstairs is a generous mezzanine and two more double bedrooms in the eaves (one en-suite).

Returning outside, there is a lovely terrace with fireplace for outdoor dining and entertaining, with a convenient storage shed to the right of the property. The back garden leads to a barn and further land.

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