LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43374JWI22 Price: 77 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (70 000 EUR without fees)

Charming Semi-Detached 2-Bedroom Cottage with 1,656 m Garden in Rural Brittany. LOHUEC!















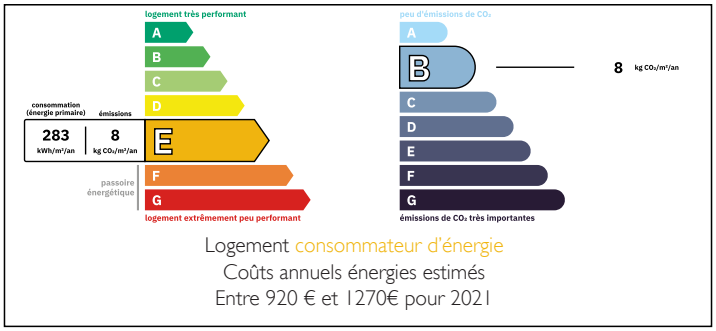
INFORMATION

Town:	Lohuec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	1656 m2

IN BRIEF

Situated in the lovely countryside in Lohuec, this pretty cottage offers approximately 62 m² of living space and sits on a 1,656 m² plot. The property includes a reception room with wood-burning insert, fitted kitchen, ground-floor bathroom and two first-floor bedrooms. Outside there is a good-sized garden and a stone ruin currently used for storage.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 920 € et 1270€ 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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NOTES

DESCRIPTION

The cottage is entered from the front directly into the reception room, which has a white ceramic tiled floor, an insert wood burner, two double-glazed windows to the front and an electric heater. A small corridor leads through to the kitchen.

The fitted kitchen is fully equipped and has a wooden floor and a window overlooking the garden, creating a bright and practical space.

The bathroom is located on the ground floor and includes a bath with shower, vanity sink and WC with white tiled walls.

Stairs lead to the first floor where there are two bedrooms, with one bedroom leading into the other.

Outside, the property sits on a 1,656 m² plot with a garden providing plenty of outdoor space. A stone ruin, currently used for storage, offers additional possibilities depending on the buyer's plans.

The property would suit buyers looking for a manageable home in the Breton countryside, a holiday retreat, or a rental investment.

Room sizes (all measurements are approximate)
Reception : 7.80 x 4.80 = 37.44m2
Kitchen : 4 x 3.40 = 13.6m2
Bathroom : 3.90 x 3.30 = 12.87m2
Bed 1 : 3.50 x 2.70 = 9.45m2
Bed 2 : 3.50 x 3.40 = 11.90m2.

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