LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43645JAM22 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Perfect holiday home, lock up and leave within walking distant to bakery, bar and restaurant.

EXCLUSIVE















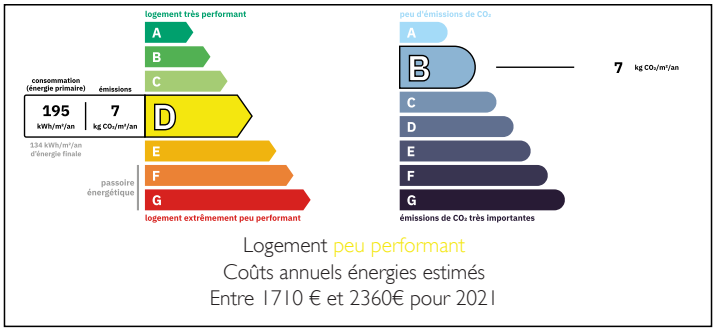
INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	119 m2
Plot Size:	740 m2

IN BRIEF

This is a terraced cottage with neighbours either side in a quiet street within walking distance to the popular village of St Vran. The current owners have enjoyed many holidays here but it's time to move on. It is the ideal holiday home or starter home. St Vran boasts an awesome boulangerie with fresh bread every day. The local bar is a friendly, modern bar, popular with locals and expats and the beautiful village park is a short walk away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1710 € et 2360€ 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:	**367 EUR**

NOTES

DESCRIPTION

As you approach the property down the quiet lane serving just the three houses, there is an area opposite the house for parking.
On entering the property there is a small hallway with WC, coat and boots area plus stairs to the first floor.

The hall opens into the kitchen which is open plan to the large lounge. The room is flooded with natural light. In one corner the vendors have a dining table and in another corner there is a large storage cupboard plus what used to be a bar but now works as an office space. The property has tiled floors throughout and feature stone wall where the traditional wood burner sits. From the kitchen there are steps down to a shower room and laundry area.

On the first floor there is a large landing with two bedrooms and a generous size bathroom with shower cubicle and WC. The large of the two rooms has access through the window to a roof terrace which could be railed to be made usable.

A sturdy wooden staircase leads to the top floor which is a full size, floored attic with exposed beams. Perfect for another bedroom or a playroom/craft room.

Outside there is a decked area plus a paved terrace. The current owners covered the grass for easy maintenance and planted numerous colourful shrubs but the garden could be restored to grass. It is such a peaceful spot with beautiful views...