

REDUCED: Pretty detached 2 bedroom stone cottage with large hangar and garden



INFORMATION

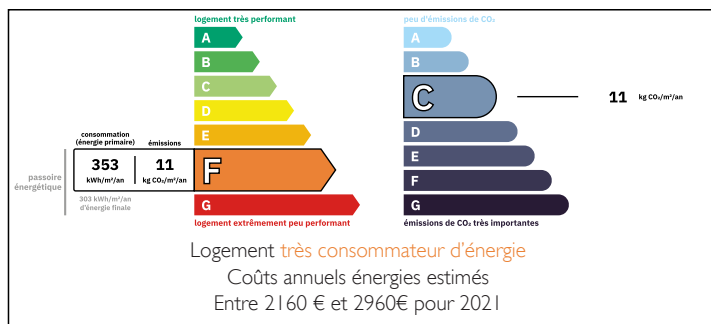
Town:	Saint-Caradec
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	118 m2
Plot Size:	1911 m2



IN BRIEF

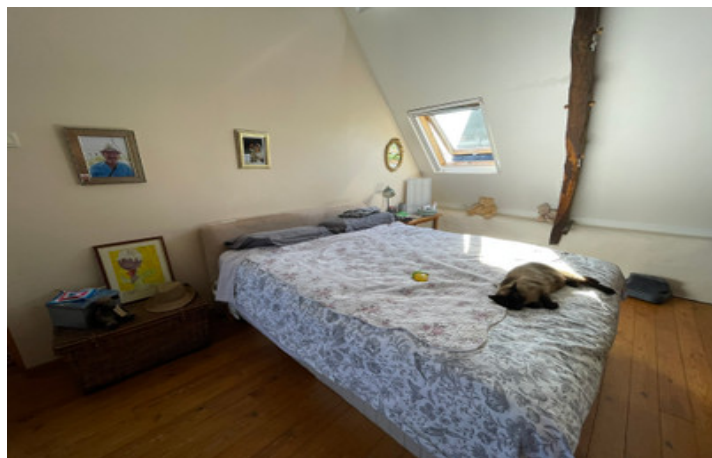
Don't miss out on this lovely cottage, situated just outside St Caradec which has been transferred from a ruin to a fabulous home. The vendors have insulated the roof, put in new flooring and updated the electrics. This attention to detail has made this property into the turn key property that it is. Ready to move into and live in comfortably. A 10 minutes drive to Loudeac or 20 minute drive to Pontivy it is a perfect location for those wanting to live near amenities but are surrounded by the countryside. St Caradec itself has a lovely square and a bar with a terrace looking out over the church all within walking distance of this pretty house.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 571 EUR

NOTES

DESCRIPTION

The property is found along a quiet road just outside the town. It is a peaceful location but not isolated. The house itself has a driveway which leads up to a modern, double glazed porch which serves as a bright and sunny entrance to the house. There is a staircase in the centre of the property leading to the first floor. To the left is a large lounge with a wood burner, window to the front of the house and patio doors lead to the terrace area and the garden.

To the right of the front door is the fitted Ikea kitchen with an Aga that can be used to heat the hot water from wood burning in the winter. It is a cooks kitchen with plenty of work top space, an induction hob, fitted appliances and room for a large kitchen table. A larder is cleverly hidden under the staircase in the kitchen. There are windows to the front, flooding it with natural light.

Leading off the kitchen is a useful utility room with a separate entrance door so when you come back from those muddy country walks you avoid going straight through the front door. A perfect drying room, keeping all your washing out of the kitchen space. Off this room is a shower room with a large walk in shower, WC and sink.

Up the central staircase there is a gallery walk round that...