LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44260MCW22 Price: 114 995 EUR

agency fees to be paid by the seller

A one bedroom cottage in a quiet hamlet near Gouarec and the Nantes-Brest canal















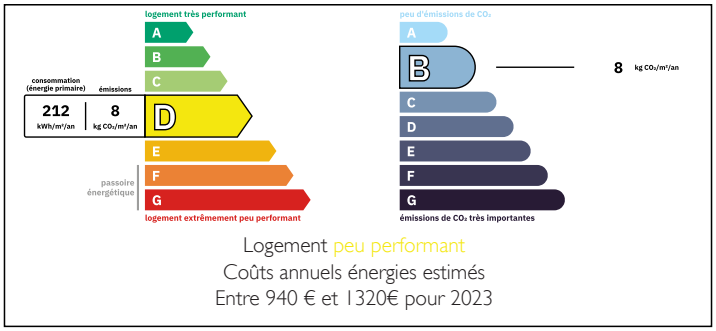
INFORMATION

Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	66 m2
Plot Size:	366 m2

IN BRIEF

This cottage is ready to move into! Close to Gouarec, the Nantes-Brest canal and the famous Lac de Guerlédan, this one bedroom property with light and airy rooms is the perfect home or holiday retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 940 € et 1320€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

A driveway with parking for two cars leads to the front door, through which you pass into the welcoming and generous-sized hallway. On the right is found the living/kitchen/diner with woodburner and on the left, the double bedroom, corner utility and bathroom with bath, shower, WC and sink.

The garden is a very manageable size and offers space to sit and relax or tend to whatever is planted.

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

NOTES

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