

A four bedroom cottage in a lovely little village in Central Brittany near Saint-Nicolas-du-Pelem and Gouarec.

EXCLUSIVE



INFORMATION

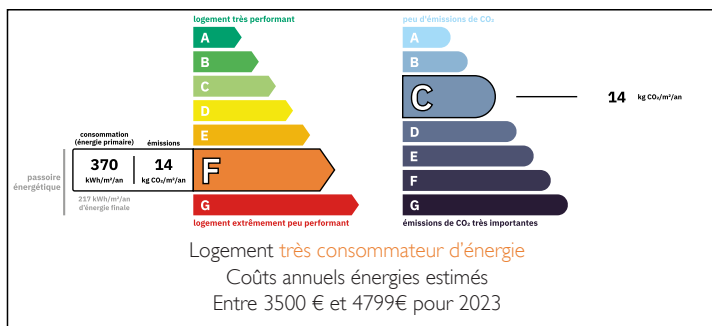
Town:	Sainte-Tréphine
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	685 m2

IN BRIEF

This four bedroom character property is situated beside an old church in a friendly but quiet village in the Central Brittany countryside. Minutes from a restaurant and between the towns of Gouarec and Saint-Nicolas-du-Pelem, the cottage is ideally situated for living in and exploring this lovely region.



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.



DESCRIPTION

A large gate leads to a courtyard with parking for several vehicles. The front door opens via a small porch on to two reception rooms, one of which benefits from a cosy woodburner and leads to the ground floor bathroom and separate W.C. A hallway takes you to the large kitchen/diner and outside to the pretty garden in the shadow of the village church.

Returning to the reception rooms, the larger of the two leads to a staircase to the first floor, with two double bedrooms and family bathroom and a narrow staircase takes you upstairs to two further bedrooms.

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

LOCAL TAXES

Taxe foncière: 481 EUR

Taxe habitation: 538 EUR

NOTES