LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45120JAM22 Price: 178 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (164 815 EUR without fees)

Book a viewing today! Fabulous detached 3 bedroom house with stunning views. DPE C

EXCLUSIVE















INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	2071 m2

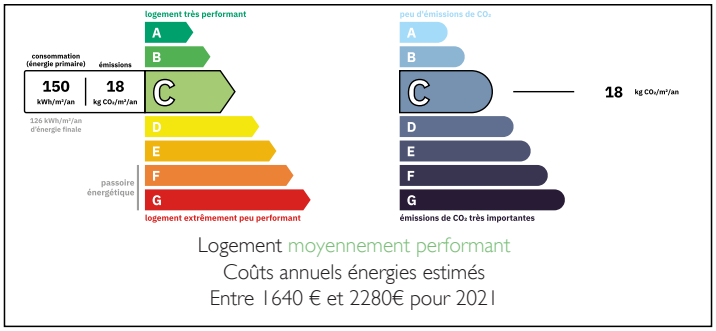
IN BRIEF

Situated just outside the village of St Vran this property is flooded with natural light with views across open fields. An energy efficient house with a good electrics diagnostic report, stating all are to required standards.

The detached house is fully double glazed and you enter the property via the front door leading directly into the large open plan kitchen, diner and lounge. The lounge has a cosy wood burner and is brightly lit by natural light. At the other end of the room is the simple, modern kitchen. A door leads to the sun room which has double glazed doors leading out to a patio/garden.

St Vran is a vibrant village with a bar tabac, a popular restaurant and a fabulous bakery. Ideally located in central Brittany, it is less than an hours drive...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1640 € et 2280€ 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:	**862 EUR**

NOTES

DESCRIPTION

The property is on a quiet lane that leads only to the sole neighbour. The property is not overlooked and the beautiful sun room has great views across fields.

Dimensions:
Lounge/Kitchen/Diner: 60.4m2
Sun Room: 15.6m2

Bathroom: 6.4m2
Bed 1: 10.6m2
Bed 2: 9m2
Bed 3: 23.4m2

Utility (in outbuilding) 7.5m2
Garage: 20m2
Wood store

There is a large, gravelled parking area at the house plus a garage and small outbuilding which has a sink, water and electric plus a tiled floor.

There is a nice size garden plus a great terrace/barbecue area with great views, the perfect spot for that glass of wine or a cup of tea at the end of a warm Breton day.

The property has gas central heating with a buried gas tank and a fosse which is expected to conform to current standards. If future clients would prefer to install a heat source pump the radiators would be of the correct standard to use with that system.

More photos and information available on request, contact me to arrange a viewing.

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