Charming 3- Bedroom Stone Cottage with Two Large Barns and Character Features. Saint Servais

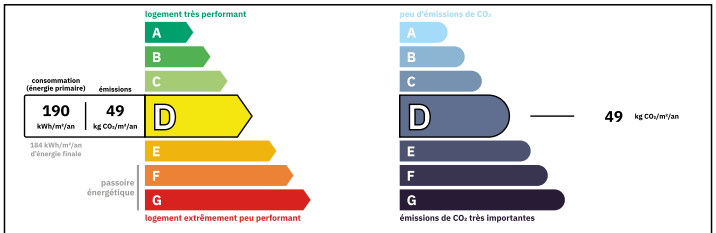
INFORMATION

Town:	Saint-Servais
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	74 m2
Plot Size:	114 m2

IN BRIEF

This traditional 3 bedroom character property is only 6 minutes drive from Callac!
Outside the property benefits from two spacious barns of 40m2 and 30m2.
A new kitchen is due to be installed very soon, adding a fresh and practical touch to the home's traditional appeal.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2060 € et 2830€ pour 2022

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:	**350 EUR**

NOTES

DESCRIPTION

The property is accessed via double doors leading into the kitchen, with a further set of double doors opening into the living room.

The living room features attractive tiled flooring and a recently installed inset wood-burning stove, creating a warm and welcoming space to relax and unwind.

Also on the ground floor is a bathroom fitted with a bath and shower attachment, washbasin and WC.

Stairs lead from the living room to the first floor, where there are three bedrooms, all featuring wooden flooring. There is also a separate WC with a vanity washbasin, providing additional convenience.

Outside, the property benefits from two barns measuring approximately 40m² and 30m², offering useful storage space and potential for a variety of uses, subject to any necessary permissions. There is also a separate parcel of land situated opposite the house, providing an additional outdoor asset and further possibilities.

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