

Charming single storey property with terrace and garden – a must view!

EXCLUSIVE



INFORMATION

Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	440 m2

IN BRIEF

The accommodation in this attractive property is arranged entirely on one level, making it an ideal main residence, or low-maintenance holiday home.

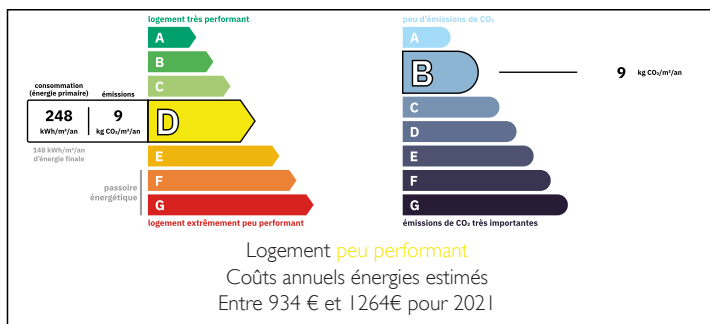
The entrance opens into a spacious open-plan kitchen and living area (46m²), with high ceilings, exposed beams and a log burner. The fitted kitchen is well-equipped with an induction hob, extractor fan, integrated oven, microwave and dishwasher. There are also plenty of storage cupboards, and a washing machine.

Glazed patio doors from the living area open onto the decked terrace, and the garden beyond.

The bedroom (3.48m x 3.40m) also benefits from glazed patio doors opening directly onto the garden. The tiled bathroom (2.07m x 2.26m) has a walk-in shower, washbasin with vanity unit, heated towel rail and a storage cupboard.



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

Outside, the decked terrace provides a pleasant space for outdoor dining. The garden is easy to maintain with established shrubs and trees. There is also a wood store and a lockable storage shed.

The property is connected to a septic tank, which conforms to current standards.

It is conveniently located a short drive from the centre of Gouarec, with grocery shops, banks, restaurants and a medical centre. The larger town of Rostrenen is less than a ten-minute drive away, offering supermarkets, a weekly market and a wider range of amenities.

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

LOCAL TAXES

Taxe habitation: 286 EUR

NOTES