

Less than 5 minutes from the lake at Guerledan, family home, with potential to extend in attic space.

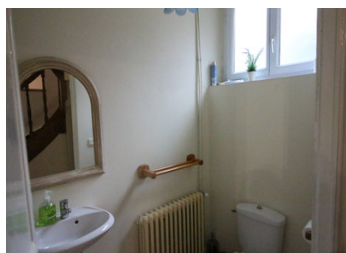
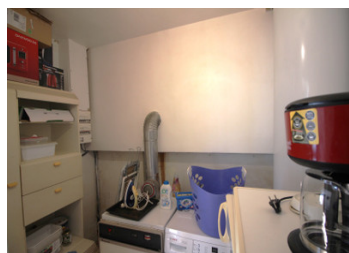


## INFORMATION

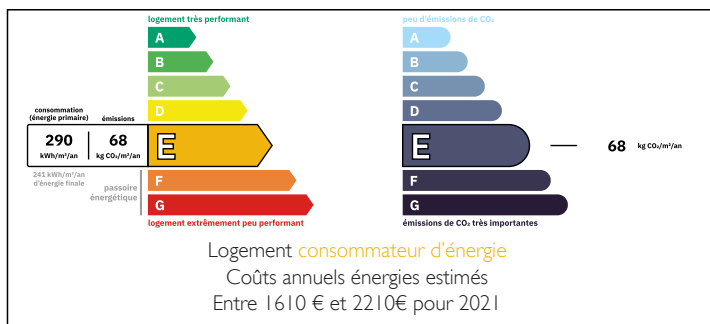
|             |               |
|-------------|---------------|
| Town:       | Caurel        |
| Department: | Côtes-d'Armor |
| Bed:        | 2             |
| Bath:       | 1             |
| Floor:      | 90 m2         |
| Plot Size:  | 0 m2          |

## IN BRIEF

Built in stone this beautiful low maintenance semi detached family home is ideally placed for lakeside leisure and walks in the forest. Renovated, it is modern and light with double glazing and electric shutters, central heating and has the potential for an attic conversion.

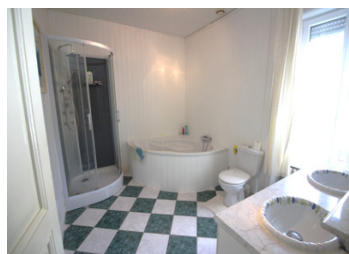


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

HOUSE Entry by double glazed glass door to:

### GROUND FLOOR:

LOUNGE/ DINING ROOM/KITCHEN~ 8.53m x 5.27m (44.95m<sup>2</sup>) Open plan, two double glazed window with electric roller shutters to front of property, tiled floors, A fully fitted kitchen with built in oven, hot plate, extractor fan, plumbing for dishwasher and sink

W.C. with double glazed window to the rear of the house and hand basin.

PANTRY /LAUNDRY ROOM housing hot water tank, plumbing for washing machine, boiler and shelving units.

solid wood turned staircase leading to

### FIRST FLOOR:

BATHROOM~3.04m x 2.06m ( 6.26m<sup>2</sup>) Tiled floor, twin basins, separate corner bath and shower cubicle. Double glazed window with electric shutters to the rear of the house.

BEDROOM 1~ 3.53m x 2.77-m ( 9.77m<sup>2</sup>) double glazed window with electric roller shutters to front of house, laminate floor covering.

BEDROOM 2~ 2.96m x 3.71m ( 10.98m<sup>2</sup>) laminate floor covering, double glazed window with electric roller shutters to the side of the house.

OFFICE~ 1.71m x 3.71m ( 6.34m<sup>2</sup>) laminate floor covering, double glazed window with electric roller shutters to the front of the property, double glazed doors with electric shutters leading to balcony to the side of the house.

Landing area with a solid wood turning staircase leading to the attic