

Charming two bedroom stone cottage with large garden, in a quiet hamlet near Loudéac.

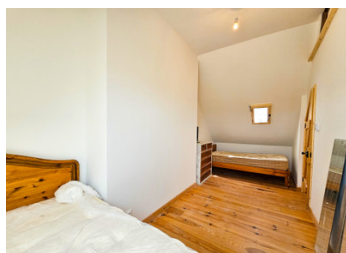
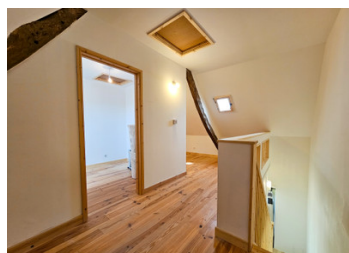


INFORMATION

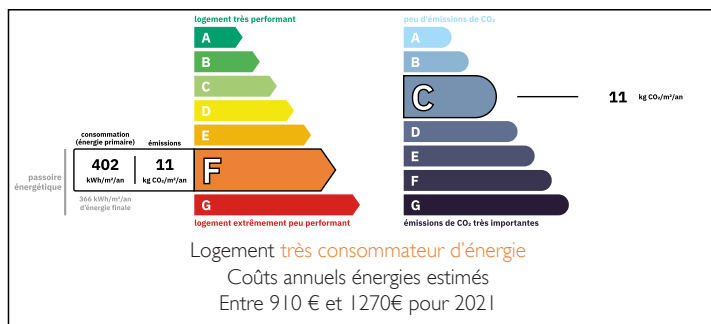
Town:	Trévé
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	987 m2

IN BRIEF

This lovely two bedroom cottage could be an ideal first home, or your perfect pied à terre in the heart of Brittany near the popular regional town of Loudéac. Set in a quiet and friendly hamlet with no passing traffic, this is a little oasis of calm.

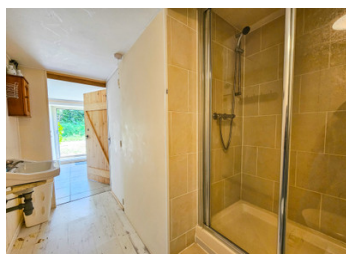
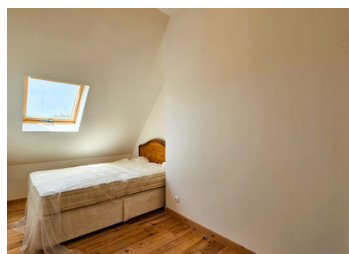


ENERGY - DPE



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 foncière: 362 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor is composed of an entry into a hallway, an open plan living room with wood burning stove, dining area and compact kitchen with breakfast bar. The rear terrace and garden can be accessed via the glazed door which also gives a nice view of the greenery outside. Also off the hallway is a shower room with sink and WC, and a storage area which houses the hot water tank.

Upstairs the owners have recently finished creating two rooms for use as bedrooms, and a large landing that could offer the possibility of creating an upstairs WC, along with room for a little study area or office desk.

Next to the property is an large attached garage/workshop which could potentially be transformed into additional living space.

To the side is a concrete parking area, closed off from the lane by lovely wooden gates. A long private garden surrounded by hedges leads down to a second garage/workshop at the bottom.

This lovely country property has lots of extra potential and is very well placed with easy access to major roads, commerces, entertainment facilities and tourist attractions in the area.

The large regional town of Loudéac is less than ten minutes drive away where you will find bars, restaurants, supermarkets, a swimming pool, sports facilities, medical care and the lovely Parc Aquarev. The popular tourist attraction of Lac de Guerlédan is around 20-25 minutes away with its beaches, lake swimming, watersports activities and nature walks.

Information about risks to which...