

**** OFFER ACCEPTED**** A one-bedroom, partially renovated cottage in Central Brittany near Saint Nicolas du Pelem

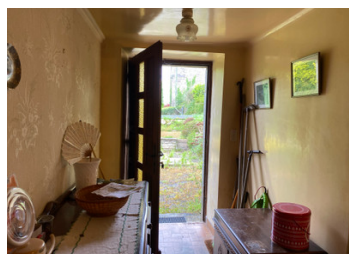


INFORMATION

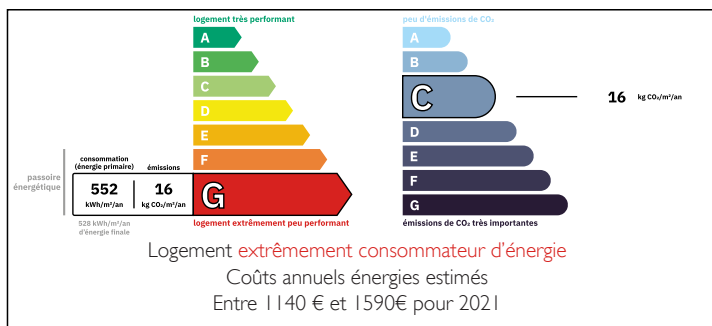
Town:	Sainte-Tréphine
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	257 m2

IN BRIEF

UNDER OFFER ACCEPTED | This lovely little cottage in the heart of the countryside needs some attention but is going to make a beautiful holiday home for its next owner.



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

In this quaint cottage the front door leads directly into the open-plan living room and kitchen. There is a shower room with WC and a double bedroom off the living room (that could serve as another reception room), while a loft ladder leads to a partially-converted attic with potential for a couple of bedrooms.

There is a small garden to the front and side of the property and a storage shed, ideally suited to a 'lock up and leave'.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES