



Ref: A35455MCW22 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)

OFFER ACCEPTED A lovely cottage within walking distance of Gouarec with views of the Nantes-Brest canal



INFORMATION

Town: Plélauff

Côtes-d'Armor Department:

Bed: 3

2 Bath:

Floor: 101 m2

Plot Size: 3704 m2







IN BRIEF

This lovely cottage is ready to move in to immaculately presented and situated above the Nantes-Brest canal, it is simultaneously in the peaceful countryside, while being a ten-minute walk from the centre of Gouarec, with its restaurants, cafés, bakery and mini-supermarket.

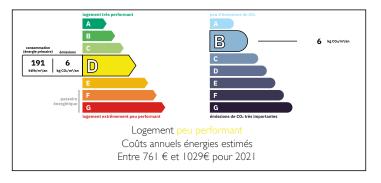








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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EUR

LOCAL TAXES

Taxe habitation:

NOTES

DESCRIPTION

Steps lead to the main entrance which gives directly onto the fully-equipped and modern kitchen. The living room has double-doors to maximise the view over the land to the back of the property which gives on to the canal.

The main bedroom is on the same level, with a family bathroom alongside.

Two more bedrooms are upstairs, while underneath the main house is a very large room (currently a games room), WC and utility room.

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

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