

Charming two-bedroom stone cottage with garden. Quiet village location. A perfect, low-maintenance home!

EXCLUSIVE



## INFORMATION

Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	62 m <sup>2</sup>
Plot Size:	380 m <sup>2</sup>

## IN BRIEF

This lovely stone property is tucked away in the heart of the village of Maël-Pestivien.

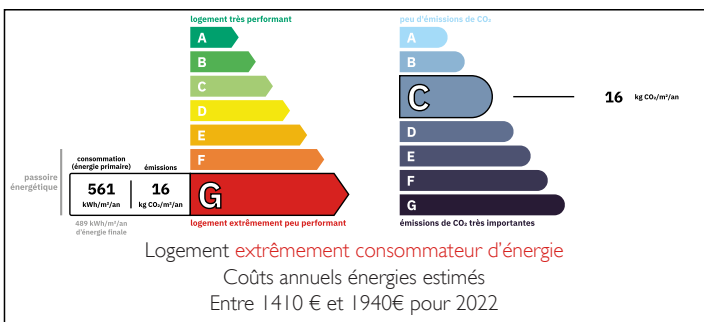
To the front of the house is a gravelled courtyard area, with a small log store.

On the ground floor, you'll find a spacious lounge (4.44m x 7.80m) with a corner kitchen area, fitted with cupboards, a Belfast sink, a gas hob, and an electric oven. The lounge features a tiled floor, windows overlooking the front courtyard, and a stone fireplace with a log burner. Also on this level is the shower room (3.04m x 1.65m), which has a washbasin, WC, shower, heated towel rail, a tiled floor and a Velux window.

A staircase from the lounge leads to the first floor, where there is a small landing area with built-in storage, a double bedroom (4.43m x 3.50m) with an ensuite WC, and a second bedroom...

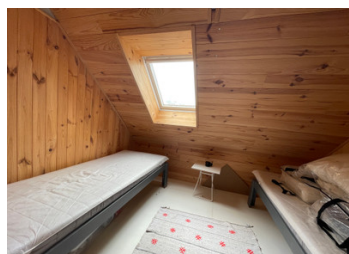


## ENERGY - DPE



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

The house is within walking distance to local amenities, which include a restaurant and a village shop, with a bar.

Just a 5-minute drive away is the larger town of Callac, where there are all amenities including a supermarket, train station, restaurants, bars and a cinema. Access to the ferry ports is under two hours (Roscoff - 1h10 and St Malo - 1h50)

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

## LOCAL TAXES

**Taxe foncière: 242 EUR**

**Taxe habitation: EUR**

## NOTES