

An exquisite three bedroom cottage near Rostrenen, Carhaix and the Nantes-Brest canal



INFORMATION

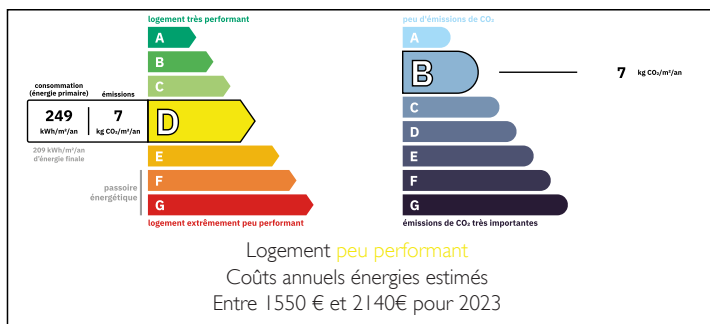
Town:	Paule
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	337 m2

IN BRIEF

This gorgeous cottage is ready to move into. Close to both Rostrenen and Carhaix and not far from the Nantes-Brest canal, the Abbey of Bon Repos and the market town of Gouarec.



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 main door leads to the beautiful kitchen on the left hand side, the cozy but generous-sized living room on the right hand side and the office, downstairs shower room with WC and utility room to the back.

On the first floor are two double-bedrooms and family bathroom with WC, while on the second floor there is a very large bedroom in the eaves, currently divided into a craft room and double bedroom.

Outside, the garden is gorgeously maintained with plenty of space given over to relaxing and pottering!

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

LOCAL TAXES

Taxe foncière: 421 EUR

Taxe habitation: EUR

NOTES