

A beautiful two-bedroom property with scope for further accommodation set in its own grounds near Loudéac.



INFORMATION

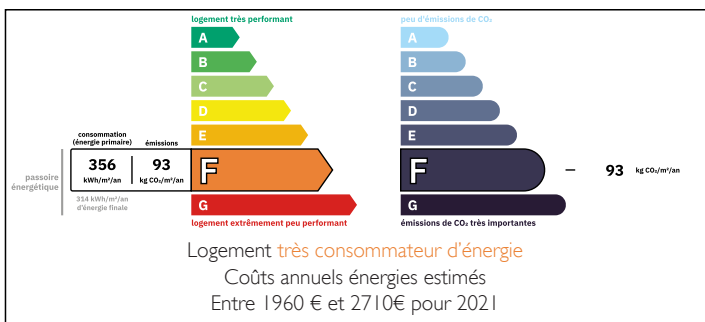
Town:	Saint-Caradec
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	2372 m2

IN BRIEF

Set on a peaceful impasse in Saint-Caradec, this exquisite two-bedroom cottage comes with two extra buildings with potential for expansion, its own orchard and beautiful views of the surrounding countryside.



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

Double gates lead to the main property on the left hand side, where a small porch gives on to a beautiful fitted kitchen, through to a study and shower-room with WC and double sink.

Returning to the kitchen, the living room is on the right hand side with stairs to the two good-sized bedrooms and WC with sink. Outside and to the left are the utility and boiler room.

Opposite the main house are two additional buildings, both with potential for accommodation. The large garden is host to an orchard, a couple of sheds, a greenhouse and a terrace from which you can enjoy the lovely views.

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