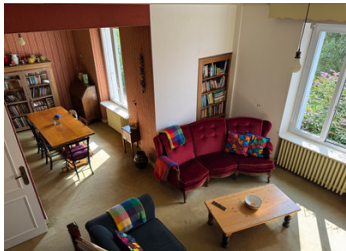


A 4 bedroom family home in Rostrenen, near all amenities, the Lac de Guerlédan and Nantes-Brest canal

EXCLUSIVE



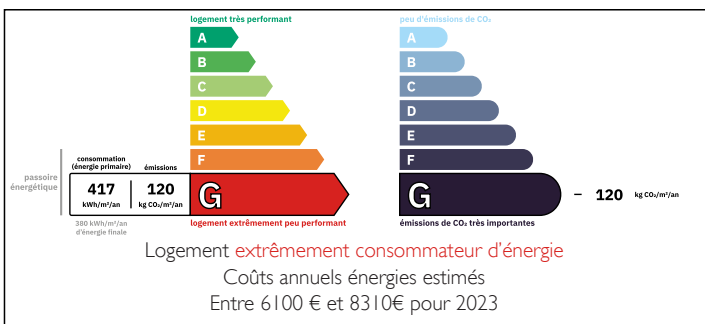
INFORMATION

Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	658 m2

IN BRIEF

This lovely 4 bedroom family home comes to the market for the first time in 20 years. Close to amenities, being on the edge of town, it is also close to Carhaix-Plouguez, the Nantes-Brest canal, the market town of Gouarec and the famous Lac de Guerlédan.

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

A long driveway takes you past well-maintained gardens to the back of the property, where you find the garage and a small parcel of land.

From the main door, the entrance hall contains fitted cupboards with plenty of storage, a family bathroom with an adjoining WC, a ground-floor bedroom that is currently used as a music room, with a very light and airy living and dining area and the kitchen.

Taking the stairs from the living area to the first floor, there are three double bedrooms, one of which has a dressing area and en-suite bathroom with WC and sink.

Returning outside, underneath the property there is a door to a generous-sized basement.

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

LOCAL TAXES

Taxe foncière: 832 EUR

Taxe habitation: EUR

NOTES