LEGGETT
IMMOBILIER INTERNATIONAL

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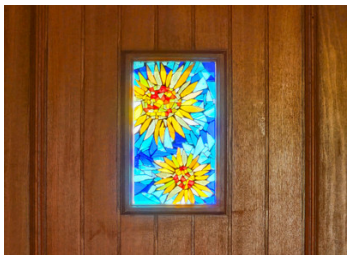
Ref: A39314DEM22 Price: 101 100 EUR

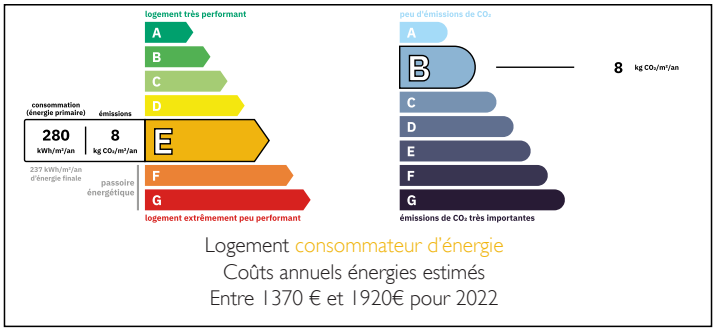
agency fees to be paid by the seller

OFFER ACCEPTED Tastefully renovated three bedroom stone character house, with garden in a peaceful village.

EXCLUSIVE



ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1370 € et 1920€ pour 2022

INFORMATION

Town:	Le Bodéo
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	836 m2

IN BRIEF

OFFER ACCEPTED A beautifully renovated stone character property with three bedrooms and enclosed garden, in a peaceful village. With large windows, spacious rooms and tasteful light decor throughout, this property is a standard above the norm.

On the ground floor you will discover a large kitchen and dining room with wood burning stove. This leads through to a light and spacious living room, with a second wood burning stove. Both ground floor rooms have high ceilings and exposed beams. Upstairs are two bedrooms and a superb, spacious master bedroom, all with cathedral ceilings, a shower room with handbasin and a separate WC with handbasin.

Outside is a lovely enclosed garden with terrace, lawn, views over the fields beyond and private parking for two cars.

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.

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LOCAL TAXES

Taxe foncière:	**499 EUR**
Taxe habitation:	**537 EUR**

NOTES

DESCRIPTION

OFFER ACCEPTED Rural, calm, a pleasant natural environment.

Low population (160190 inhabitants) in ~10 km² low density, peaceful, no urban congestion. Undulating terrain in the local area can make for nice views and pleasant country drives.

Beautiful countryside: proximity to lakes (e.g. Lac de Bosméléac about 45 km away) for leisure walks, nature, etc.

Affordability & quality of life

Lower cost of housing compared to larger towns / cities, especially given its rural character.

Low density means less noise, less traffic, more space (larger plots, gardens, etc.).

Good mix of character: old houses, rural architecture.

Proximity to larger towns & amenities without being in them.

Although small, Le Bodéo is part of SaintBrieuc Armor Agglomération, so it can benefit from services, infrastructure and administrative ties of a larger community.

About 3031 km south of SaintBrieuc.

Culture, heritage, local charm

The parish church (Église SaintThéo) with its 18th century painted choir ceiling, galleries, retables etc., gives cultural interest.

Local agricultural/terroir products (volailles de Bretagne, farine de blé noir, cidre etc.).

Good local amenities for a small commune