

A four bedroom property in a lovely village in Central Brittany near the Lac de Guerlédan

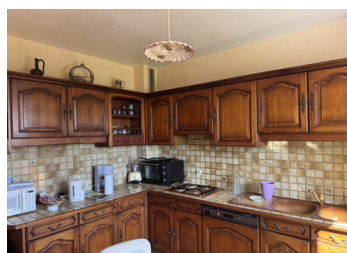


INFORMATION

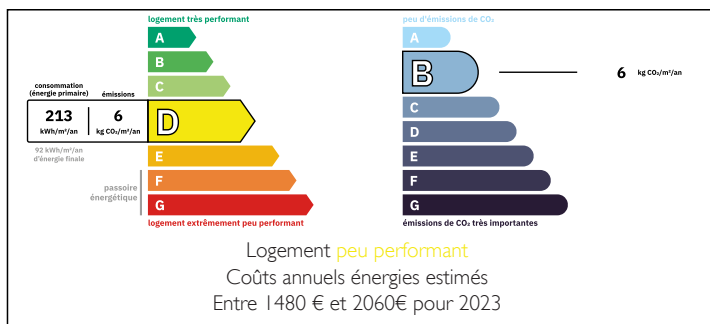
Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	88 m2
Plot Size:	10800 m2

IN BRIEF

Coming to the market for the first time since its construction by the current owners in the 1970s, this is a lovely family home on the outskirts of the village of Saint Mayeux with restaurant and local amenities and not far from Guerlédan and its famous lake.



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 drive leads past well-maintained gardens to the terrace running the length of the front of the house. The front door leads to the entrance hall, with kitchen on the right-hand side, family bathroom with WC and two double bedrooms further to the right, as well as the large living/dining room which gives on to the terrace via double doors.

Downstairs is the basement, double garage, utility room and wine cellar, while upstairs leads to the attic space, giving on to two further bedrooms.

Outside are expansive gardens and a view over the stunning Central Brittany countryside.

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