

An immaculately-presented two bedroom home in the heart of the Brittany countryside.



INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	2128 m2

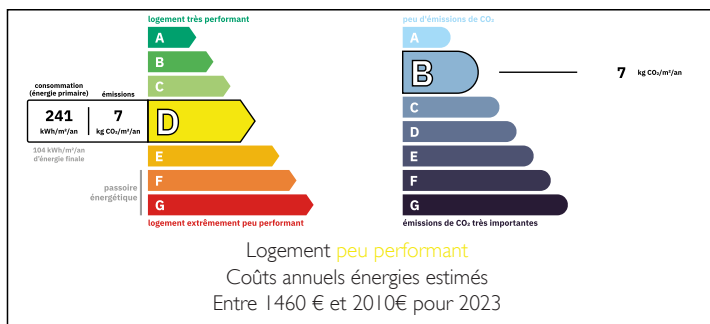
IN BRIEF

This beautiful two-bedroom property, 15 minutes from Guerlédan with amenities and tourist attractions, is ready to move in to!

The current owners have worked hard to achieve a modern yet comfortable home, benefitting from a heat pump, en-suite bathroom to one of the bedrooms and an immaculate family bathroom.



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 driveway takes you to the garage, cellar and two further rooms on ground level, also accessible from the interior. Returning to the garden, with a tranquil terraced area, you access the main home via a staircase, with a bright and welcoming kitchen on the left, a cozy living room on the right and a hallway to the main bathroom and two double bedrooms, one of which is en-suite.

A good plot of land at the back gives plenty of scope for play areas or to exercise pets.

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