

A two bedroom property with potential for expansion, near Rostrenen and Carhaix

EXCLUSIVE



INFORMATION

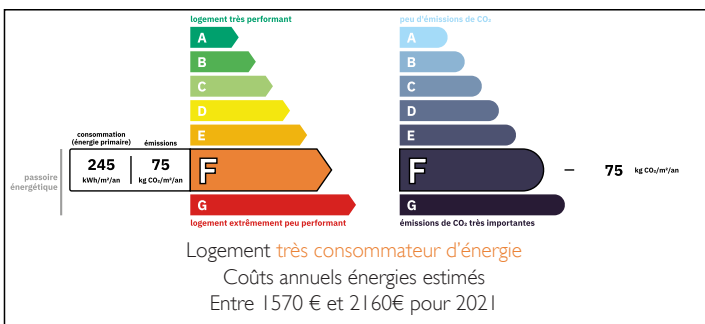
Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	40000 m2



IN BRIEF

This lovely cottage, set on one level can easily be converted into more accommodation or kept as is to maintain its cosy atmosphere. With over 40 000m² of land, it is the perfect spot for horse-owners!

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 around the property to the garage, utility and another room that is currently used as storage. The driveway also takes you up some steps to the terrace and the entrance to the property.

The first double bedroom is on the right hand side of the corridor, with the family bathroom and stand alone WC between this and the second double bedroom.

On the left hand side of the property is the generous, fitted kitchen and equally large living room, both benefitting from natural light and giving views to the gardens and land behind. Also on this side is the internal access to the basement and garage.

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