

Charming detached three-bedroom stone cottage set in a peaceful location, with large garden, and a garage.

EXCLUSIVE



## INFORMATION

Town:	Saint-Connan
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	123 m2
Plot Size:	1240 m2

## IN BRIEF

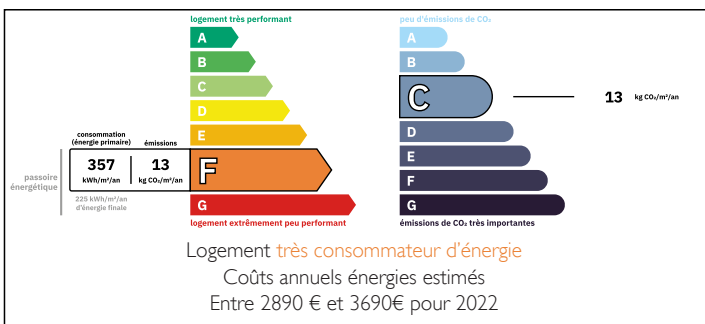
This property is deceptively spacious. The main entrance opens into a dining kitchen with ample storage. The ground floor also comprises a large lounge, featuring a stone fireplace with log burner, two double bedrooms, and a family bathroom.

Upstairs is a spacious third bedroom with oak flooring and featuring a large Velux window with lovely countryside views. This room leads to an additional space, ideal for use as a home office, a further bedroom, or a bathroom.

To the front of the house is a charming cottage garden with patio, while to the rear there is a grassed garden with established trees, and a greenhouse. At the entrance to the garden is a garage with stone floor.

Situated just a short drive from the centre of Saint-Connan, the property is also within easy reach

## 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

### Details

#### GROUND FLOOR

- Kitchen (4.72m x 5.10m)
- Lounge (5.29m x 4.84m) with stone fireplace and log burner, tiled floor, window, and door to garden. Staircase to first floor
- Corridor with tiled floor and storage cupboard, leading to:
  - Bedroom 1 (2.41m x 4.63m) with tiled floor, double-glazed window and electric radiator
  - Bedroom 2 (3.10m x 3.33m) with tiled floor, double-glazed window and electric radiator
  - Bathroom with shower, washbasin, WC, electric heater and small window

#### FIRST FLOOR

- Bedroom 3 (5.98m x 4.84m) with wooden flooring, exposed stone wall, beams and large Velux window. This bedroom leads to a further room (5.24m x 3.871m) with wooden flooring, exposed stone wall, built-in storage cupboards, electric radiator, large Velux window and beams.

#### OUTSIDE

- Front terrace and garden
- Garage (3.31m x 7.88m) with concrete floor
- Large garden with greenhouse

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

## LOCAL TAXES

Taxe foncière: **266 EUR**

## NOTES