

In a lovely rural position, this substantial, traditionally built, 4 bedroom, family home, is set in a lovely mature garden with, two large garages, small ornamental pond,...



## INFORMATION

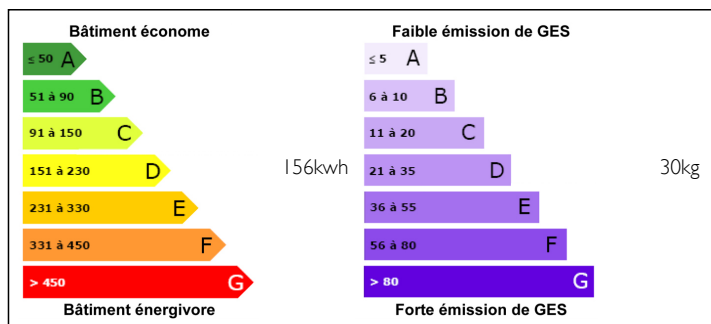
Town:	Louargat
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	8890 m2



## IN BRIEF

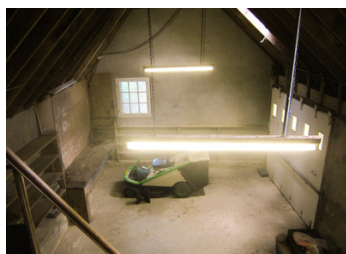
Set in mature gardens this lovely family home offers a large traditional, fully fitted kitchen with breakfast area and veranda, dining room and living room. Bathroom with shower and separate WC. Office area. All rooms are well proportioned. On the first floor are 3 double bedrooms and 1 single bedroom with a separate WC. Stairs to attic. Outside are two large garages and storage room, a flower filled ornamental pond with fountain (not currently in use). Extensive lawns, a wild pond (fully fenced) with a pavilion. Wooded area with a good variety of mature trees and fruit trees.

## 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

Private property, set within mature landscaped gardens of almost a hectare, with wild, lily filled pond (fully enclosed) and small pavilion, fruit trees, as well as many mature deciduous and coniferous trees, walled and hedged perimeter. This lovely family home is ideal for someone who doesn't want too much work, just a bit of updating and decorating.

All the rooms are of large proportion. Downstairs there is a well equipped, fully fitted, kitchen with breakfast area and conservatory overlooking the ornamental pond and garden. There is a family dining room and a living room with fitted woodburning fire. Office. Bathroom, with shower cubicle and separate WC.

Upstairs are 4 bedrooms, 3 double and 1 single, all overlooking the gardens. Two of these bedrooms lead from one into the other. Separate WC. Stairs from here lead to the well insulated loft space offering potential for further accommodation.

There are 2 substantial garages with a cellar/storage room. Gated entrances with ample parking space and bitumen entrance road.

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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: 500 EUR**

**Taxe habitation: 500 EUR**

## NOTES