

Guerledan. Impressive family house on the outskirts of a thriving village 5 minutes from lac de Guerledan



INFORMATION

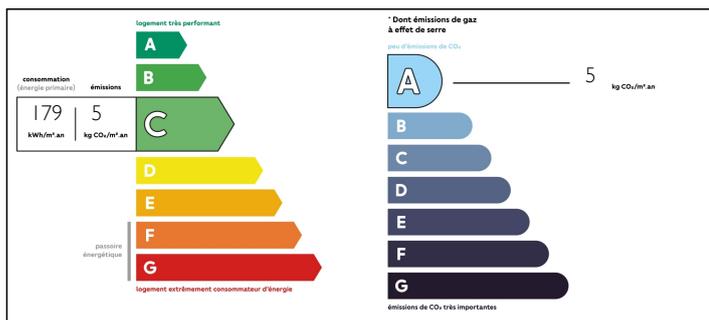
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	127 m ²
Plot Size:	3410 m ²

IN BRIEF

Built in 2009 this beautiful low maintenance 4 bedroom family home has fantastic views over the surrounding countryside. It is modern and light for practical living, and includes a central vacuum system. There is a tarmacked drive and double garage.

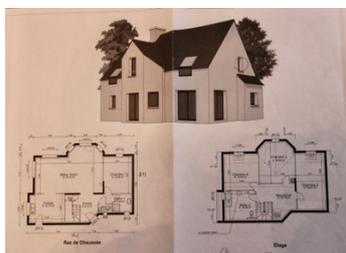


ENERGY - DPE



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

HOUSE Entry by double glazed glass door to:

GROUND FLOOR:

Entrance Hall, Porch~ tiled floors, doors leading to BEDROOM 1~ 3.22m x 3.95m (12.7m²) double glazed window with roller shutters to front of property, laminate floor covering.

SHOWER ROOM ~(4.03m²)with double glazed window to the rear of the property, walk in shower, wash basin with cupboards underneath.

W.C. with double glazed window to the rear of the property, hand wash basin.

CUPBOARD housing hot water tank.

LOUNGE/ DINING ROOM~ 7.83m x 5.15m (34.70m²) Open plan, double glazed window with roller shutters to front of property, double glazed patio doors with roller shutters to the front and side leading to the terrace, tiled floors, modern wood burning stove.

KITCHEN~(12.17 m²) A fully fitted kitchen with built in oven, hot plate, extractor fan, integrated dishwasher, sink with double glazed window with roller shutters overlooking the side of the property, tiled floors.

Door leading to covered rear glazed entrance hall giving access to the garage.

DOUBLE GARAGE~ 9,9m x 6,1m (60.36m²)

Electric garage doors with remote control, sink, and gas cooker housing the main unit for the integrated vacuum system,

From the entrance hall stairs leading to the first floor:

MEZZANINE: (12.15m²), laminate floor covering, double glazed velux window with roller shutter to rear of property.

BEDROOM 2~ 3.12 x 5.92m (18.47m²) laminate floor covering, velux window with roller shutters to the front of the property giving views across the surrounding countryside.

LOCAL TAXES

Taxe foncière:

525 EUR

NOTES