

Detached Neo-Breton house, 3/4 bedroom with mature garden and garage.

## EXCLUSIVE

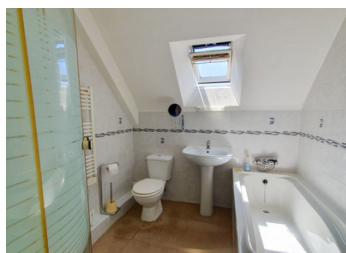


## INFORMATION

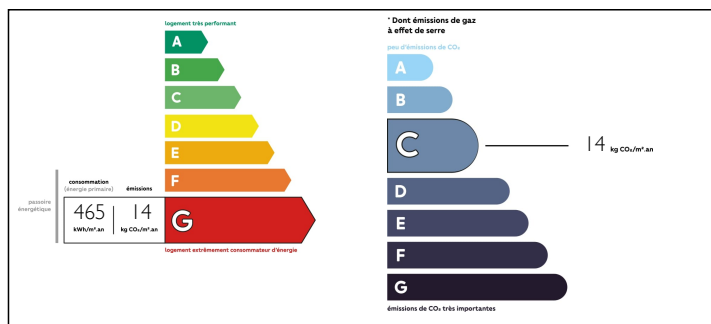
Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	629 m2

## IN BRIEF

This detached house is set in a mature easily managed garden with garage for two cars and in walking distance to the centre of the village. The larger town of Loudéac is only a few minutes' drive and has many shops and amenities. Entrance to the property is by steps up to the front door, which leads to the hallway, on the ground floor there is a large living room/dining with fireplace and insert wood burner. French doors to the front lead out on to a balcony with a window to the rear. This leads into a fitted kitchen which can also be accessed from the hall. There are two bedrooms and a toilet. A door from the hall gives access down to the garage approx. size 104m2 with laundry/utility area, space for two cars and storage space for garden equipment. Stairs lead to the first...



## 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

The garden wraps around the house and has a section for vegetable patch and many fruit trees. The property is double glazed and has electric heaters in the bedrooms.

### Ground Floor

Living room/diner 32m2

Kitchen: 11.80m2

Bedroom: 1/office 8.10m2

Bedroom: 2 11m2

Toilet

### First Floor

Bedroom: 3 11.65m2

Bedroom: 4 12.83m2

Bathroom: 7m2 Toilet, sink, bath & shower cubicle

## LOCAL TAXES

**Taxe foncière: 490 EUR**

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

## NOTES