

Charming one-bedroom character stone cottage in a peaceful location - a perfect low-maintenance holiday home

EXCLUSIVE

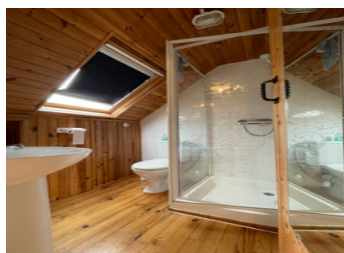


INFORMATION

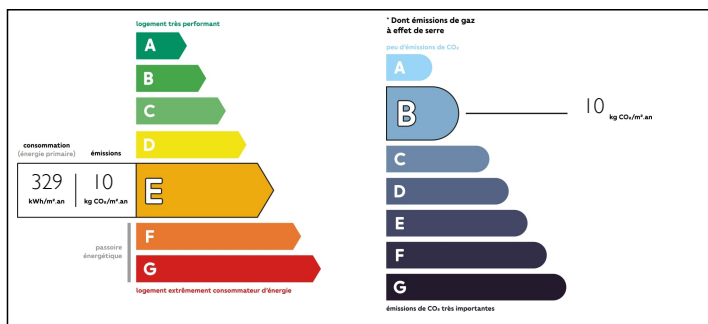
Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	40 m ²
Plot Size:	488 m ²

IN BRIEF

This charming sunny cottage is located in a small hamlet, close to Saint Mayeux. On the ground floor is an open plan L-shaped lounge, with a log burner, fitted kitchen, and space for dining. On the first floor are a bedroom with Velux windows, and a shower room. The property benefits from double glazing and air-conditioning. There are small gardens to the front and rear, and a gravel driveway for parking of several cars. Within the village of Saint Mayeux are a village store, bar/restaurant, post office and school. The larger towns of Mûr de Bretagne, Corlay and Plussulien are close by, as is the beautiful Lac de Guerlédan. The ports of Saint Malo and Roscoff are under 90 minutes' drive away, as is the airport at Rennes.



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

GROUND FLOOR - Lounge/Kitchen/Dining with tiled floor, log burner with chimney, double glazed-windows to front and rear, fitted kitchen units and stairs to the first floor (26m²)

FIRST FLOOR

Bedroom with wooden flooring, 2 x Velux windows, storage and radiator (3.72m x 3.23m)

Bathroom with wooden flooring, shower, WC, washbasin, Velux window and built-in storage (0.86m x 1.62m)

Gardens to front and rear. Gravel driveway

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

NOTES