

A charming 3 bedroom cottage in a quiet hamlet. Close to local amenities and the market town of Gouarec.

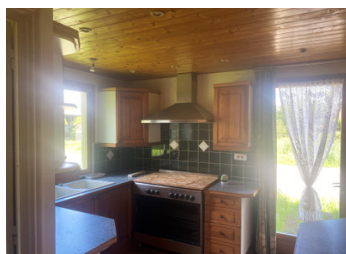


INFORMATION

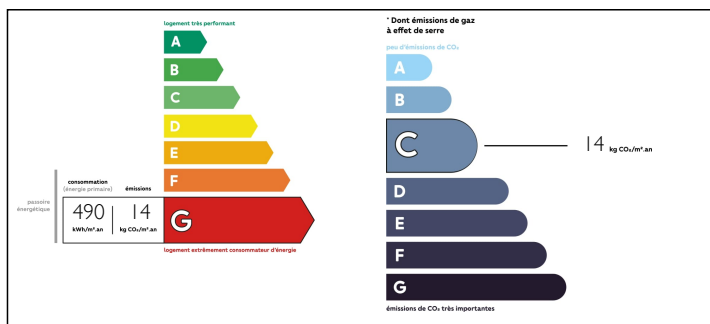
Town:	Saint-Igeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	1723 m2

IN BRIEF

This pretty cottage in need of refreshing and partial renovation will make an ideal 'Lock up and Leave' holiday home or retirement project!

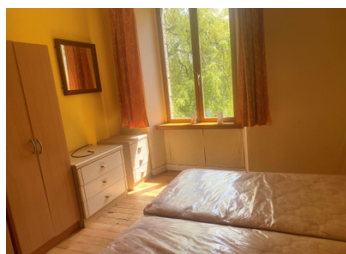


ENERGY - DPE



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

Set in a quiet hamlet 10 minutes' drive from local amenities and twenty minutes' drive from the scenic Nantes-Brest canal, this cottage with garden and outbuildings is full of potential and charm.

On the ground floor is a bright and airy living room (17m²) and spacious dining room (15m²). Also on the ground floor is a shower room with WC (3.5m²) and a corner kitchen (7.2m²).

Upstairs there are three good-sized bedrooms (12m², 11m² and 13m², respectively) all overlooking the pretty garden to the front of the property.

At the back is a large barn with ample parking space and a traditional bread oven.

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

NOTES