

Lovely one bedroom stone-cottage for renovation, with well, ruin, garage and large garden

## EXCLUSIVE

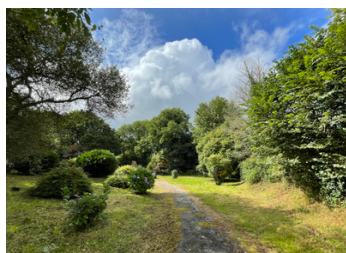


## INFORMATION

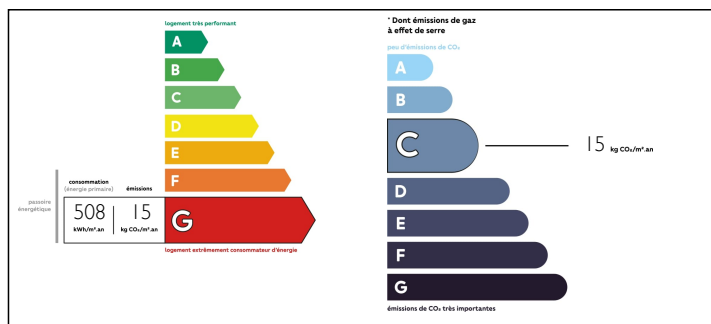
Town:	Kerpert
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	68 m2
Plot Size:	3100 m2

## IN BRIEF

Situated in a very quiet hamlet on the outskirts of Kerpert, this pretty little cottage would make a perfect lock-up and leave, or permanent residence. The main rooms in the property are large and bright, and full of original features and character. On the ground floor are a kitchen, bathroom and separate WC, a storage room, boiler room, and a large lounge, with log burner and chimney, which leads onto a glazed entrance veranda. The first floor houses a large bedroom. Externally, are a garage, a ruin for renovation, and large gardens which surround the property. The property is serviced by well-water with a pump located in the boiler room. Located close to the centre of Kerpert where you will find a bar, restaurant and depot de pain, and a garage. Saint Nicolas du Pelem is less than a ten-minute drive where you will find all amenities and the property is under 90...



## 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

Double-glazed veranda (4.73m x 1.34m)

Lounge with tiled and laminate floor, beams, window to front, chimney with inset log burner and stairs to first floor (6.27m x 5.11m)

Kitchen with storage cupboards, double-glazed window over garden and laminate floor (1.97m x 4.32m)

Bathroom with shower, sink and laminate floor (2.45m x 2.11m)

WC with wash basin

Storage room with double-glazed window and concrete floor (2.43m x 3.46m)

Boiler room with the water pump and water heater.

### FIRST FLOOR

Bedroom with carpeted floor, beams, window and Velux window (2.43m x 3.47m)

### EXTERNAL

Gardens

Garage

Ruin

Well

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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: 449 EUR

Taxe habitation: 206 EUR

## NOTES