

Striking modern one-bedroom property with a pretty garden. A MUST VIEW !!



## INFORMATION

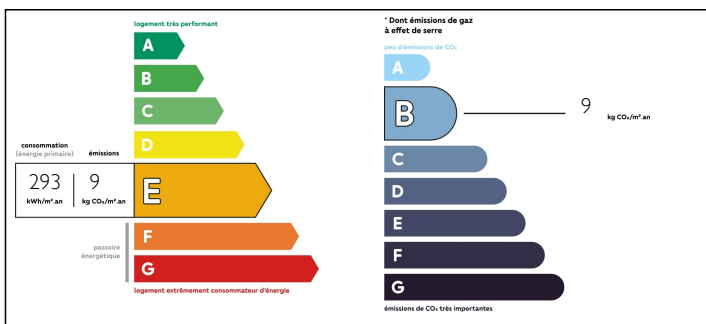
Town:	Bon Repos sur Blavet
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	440 m2



## IN BRIEF

The accommodation of this beautiful cottage is all set out on one level. Its location and layout make it a perfect low-maintenance holiday home. With a clever design, the large, double-glazed windows and doors allow light to flood into all the rooms, making the house bright and airy. The entrance of the property leads into a large open plan kitchen and living room (46m<sup>2</sup>), which has high ceilings, beams, and a log burner. The kitchen is well-equipped with an induction hob and extractor fan, and an integrated microwave, cooker and dishwasher. There are lots of storage cupboards, and a washing machine. Glazed patio doors from this room open onto the terrace (which can be enclosed) and the garden. The bedroom (3.48m x 3.40m) also has glazed patio doors which open onto the garden. The bathroom (2.07m x 2.26m) is tiled and has a large walk-in shower, sink with vanity unit and 'smart' mirror, a...

## 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

Heating is provided by the log burner and underfloor heating throughout.

Externally are a decked-terrace area, which can be enclosed, and which leads to a pretty and enclosed garden. There is also a wood store and lockable storage shed. The property is connected to a fosse which conforms to current standards.

Located close to the centre of Gouarec, where you will find grocery stores, banks, restaurants, medical centre, and less than a ten-minute drive from Rostrenen with larger supermarkets, a weekly market, and all amenities. The closest ferry ports and airports are under a 90-minute drive.

## LOCAL TAXES

**Taxe foncière:** 111 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