

Caurel townhouse, less than 5 minutes from the lake at Guerledan.

## EXCLUSIVE

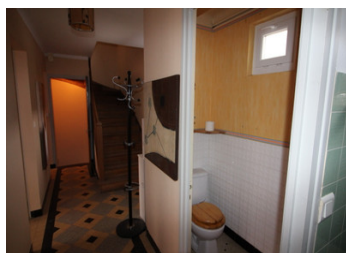


## INFORMATION

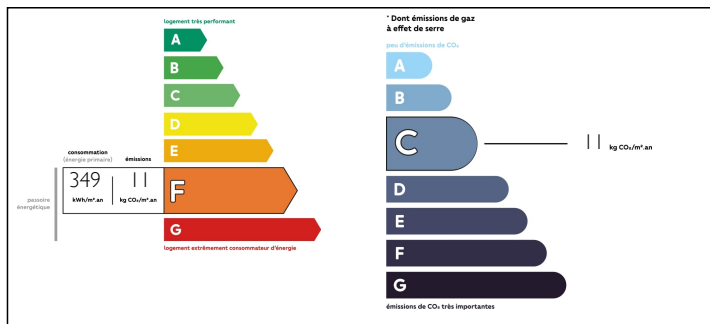
Town:	Caurel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	158 m2
Plot Size:	0 m2

## IN BRIEF

This beautiful low maintenance 2 bedroom family home is ideally placed for lakeside leisure, formerly a butchers shop it has business potential with living accommodation.



## 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

HOUSE Entry by glazed glass door to:

### GROUND FLOOR:

total area 6,28m x 8.28m ( 51,99m<sup>2</sup>)

Former butchers shop and general goods shop, with large glazed windows to the front of the property. door leading to:

REAR HALLWAY 5,08m x 1.98

contains stairs that lead to the living accommodation on the first floor.

LOUNGE/ DINING ROOM~ 4.41m x 6.08m( 26.81m<sup>2</sup>)

open plan, two windows with roller shutters to front of property, vinyl floor covering,

KITCHEN~4.04m x 2.10m (8.48m<sup>2</sup>) A fully fitted kitchen with built in oven, gaz hob, extractor fan, plumbing for dishwasher and sink, tiled floor covering, window with shutter to front of property.

BATHROOM~ bath with shower over, wash basin, fully tiled.

hallway with stairs to:

### FIRST FLOOR:

BEDROOM 1~ 3.70m x 4,01-m ( 14.83m<sup>2</sup>) double glazed window with electric roller shutters to front of house, vinyl floor covering.

BEDROOM 2~ 4.19m x 3.77m ( 15.79m<sup>2</sup>) vinyl floor covering, double glazed window with electric roller shutters to the front of the house.

BUREAU~2.29m x 2.26m ( 4.94)

small room suitable for office space, vinyl floor covering.

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Information about risks to which this property is

## NOTES