

A rare opportunity to purchase two fantastic properties in the heart of the bustling market town of Rostrenen



## INFORMATION

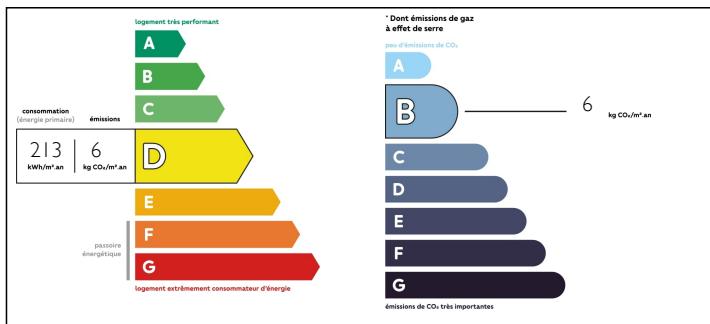
Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	218 m <sup>2</sup>
Plot Size:	1018 m <sup>2</sup>



## IN BRIEF

Two adjoining, semi-detached properties with garages and a large courtyard in the heart of Rostrenen. A popular market town with cafés, restaurants and all amenities, this is the perfect place to explore the local area, with the famous Lac de Guerlédan, the Nantes-Brest canal and the Gorges du Corong very close by.

## 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

An entrance hall in the main house gives on to a well-appointed kitchen on the right ( $22m^2$ ) and a good-sized living room on the left ( $22m^2$ ) aswell as a convenient WC ( $10m^2$ ) by the stairs to the next floor. At the top of the stairs are three bedrooms and a modernised family bathroom. On the second floor, a large living area, two bedrooms, a study and a shower room.

The second house contains a light and airy open-plan living, dining and kitchen with two bedrooms over two floors, the second of which has an en-suite bathroom.

The large, private courtyard provides access between the properties (both of which each have individual access) and to a large outbuilding with workshop and three garages.

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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