

AR-GÊR Immobilier



Mael Carhaix

EXCELLENT VALUE - South Facing 3 Bedroom Cottage in Excellent Condition Close to the Village

3 Bedrooms

Total area 515m²

Habitable area 0m²

(Reference: AG-201624)

56175 € FAI

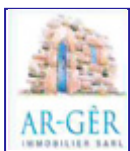
Prix net vendeur **52500 €**

Négociation agence: **7% TTC**

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This superbly presented 3 bedroom cottage close to the village with superb views from both the front and rear gardens is available at a very competitive price. The house would make a perfect permanent or holiday home. The present owners have had the cottage for 19 years and during this time have made a number of upgrades to the property. The cottage itself is set behind a well maintained garden to front and rear and is accessed by a small glazed porch into a kitchen/dining room, lounge with log burner, bathroom/wc/utility room, on the first floor there are 3 bedrooms 2 doubles and a twin. There is also a very large storage shed to the side.

The house is 1km from the village centre where there are Banks, shop, boulangerie, pharmacy, doctors etc. The village has a lake with a manmade beach. The local area is a walker's and cyclist's paradise with many walks and VTT routes available including the Gorges du Corong. The beaches are within one hour's drive from the property Access to the area from the UK is easy via the ports at Roscoff and St Malo and the airports at Dinard, Brest and Rennes making this a perfect holiday or permanent home.

In more detail the property consists of

Entrance through door into

Porch 1.75m x 1.3m (2.25 m2)

Glazed windows

Tiled floor

Wooden door to

Kitchen/Dining Room 5m x 4.67m (23.35 m2)

Concrete floor

Beamed ceiling

Plug in electric radiator

UPVC double glazed window with shutters

Fitted units sink

Door to lounge and bathroom

Stairs to first floor

Lounge 5m x 3.38m (16.9 m2)

Concrete floor

Beamed ceiling

Plug in electric radiator

UPVC double glazed window with shutters

Woodburner on hearth

Wall lights

Bathroom/WC/Utility Room 6.25m x 3m (18.75 m2)

Tiled floor

Exposed A frames

Fireplace (currently blocked off)

Water ballon

Velux window

WC

Washbasin

Bath with shower over

Plumbing for washing machine

Landing 1m x 1.6m (1.6 m2)

Wooden floor

Bedroom 1 4m x 3m (12 m2)

Plug in electric radiator

UPVC double glazed dormer window with shutters

Wooden floor

Shower cubicle

Washbasin

Bedroom 2 4.1m x 2.4m (9.84 m2)

Plug in electric radiator

UPVC double glazed dormer window with shutters

Wooden floor

Exposed A frames

Bedroom 3 4m x 2.3m (9.2 m2)

Plug in electric radiator

Double glazed Velux window

Wooden floor

Exposed A frames

Shed 7m x 3m & 2.4m x 2.4m

Electricity supply

Water supply

Rear door

Outside

Patio

Lawns to front and rear

Hedge to side

Trees

Apple Trees

Superb Views

Tax Fonciere 210€

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