

**LA CACHETTE
QUERY
GUILLIERS
FRANCE**

Taxe foncieres €672,
Taxe d'habitation €826

Ref: LR1799



PRICE €132,000

La Cachette is a charming rural retreat in the heart of Brittany, just over one hour from St. Malo. It is an ideal base for walking, cycling or exploring Brittany by car. Situated in a peaceful hamlet, the renovated cottage has a large south facing private garden with mature rose bushes and grass areas. Parts of the garden offer glimpses of a beautiful lake, L'Etang du Chateau Tro, boasting a variety of fish including carp, perch, roach, trout, pike and bream. Guilliers (about 3km) has a supermarket, bakery, butcher, pharmacy, delightful restaurant and bars. Nearby medieval towns include Dinan and Josselin with its magnificent chateau and bustling Saturday market and the picturesque Rochefort en Terre. In Ploermel (15 mins) you can enjoy the Lac au Duc, Brittany's largest natural lake, which offers water sports, sandy beach and safe swimming. An attractive 9 hole golf course borders the lake. A vast selection of sandy beaches can be found less than an hour's drive away on the north and south coasts of Brittany.

SUMMARY OF ACCOMMODATION

Lounge: Kitchen/Breakfast Room: Hall: Three Bedrooms: One Bathroom: Toilet: Part renovated attic: Gardens: Wine Storage (separate access): Detached Garage: Shed.

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ACCOMMODATION COMPRISES:

- Kitchen:** **15'7" x 9'51"**. Main door enters into the kitchen, newly fitted in white with gas oven and hob, dishwasher, extractor fan. Painted beams, tiled floor 4.8m x 2.9m
- Lounge:** **18'7" x 21'**. kitchen to lounge; completely lined walls (plac-au-stil), double French windows to garden, window to side overlooking garden, original beams, granite surround working fireplace, tiled floor.
- Hall:** Door from kitchen to hallway with storage cupboard, under stairs storage cupboard, meters and central heating boiler.
- Bathroom:** **7'2" x 9'1"**. Toilet, bath, washbasin, power shower with jets, window to front.
- Toilet:** Separate from bathroom.
- Bedroom 1:** **9'3" x 15'7"**. Door from kitchen to bedroom with window overlooking garden, beams, tiled floor.
- Utility room** (not renovated) Plumbed washing machine and storage.

FIRST FLOOR

- Landing:** Wooden flooring. Doors to:
- Bedroom 2:** **9'8" x 14'1"** Double bedroom with window overlooking garden, woodland and lake, Wooden floor.
- Bedroom 3:** **9'5" x 15'**. Double bedroom with window overlooking garden, woodland and lake, Wooden floor.
- Annexe:** **6'5" x 8'2"**. L shaped annexe with skylight, wooden floor.
- Attic:** **18'7" x 11'1"**. Door from annexe to large, part renovated attic with PVC semi-glazed door/window. Original wooden floor.

EXTERIOR

- Rear:** Access through double wrought iron gates from lane. Detached garage, storage shed. Gardens to side and rear of property. The house faces south towards the garden away from the lane, with shrubs and lawned areas, and an old orchard with apple and plum trees. There is a well at the bottom of the garden which has been fenced around. A small stream borders the land to the south.

The lane is used for access to the properties in the hamlet only, so is very quiet.

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PARKING: Ample parking and a detached Garage.

SERVICES: Mains electricity and mains water. Full gas central heating (tank in the garden). Fosse septique, telephone points.

PRICE INCLUDES: Fitted gas oven and hob, extractor fan, dishwasher, washing machine, fitted satellite- dish

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORDS ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORDS ESTATE AGENCY LTD**.

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