

Beautiful semi-detached 3 bedroom property renovated to a high standard including a gite and land

EXCLUSIVE



INFORMATION

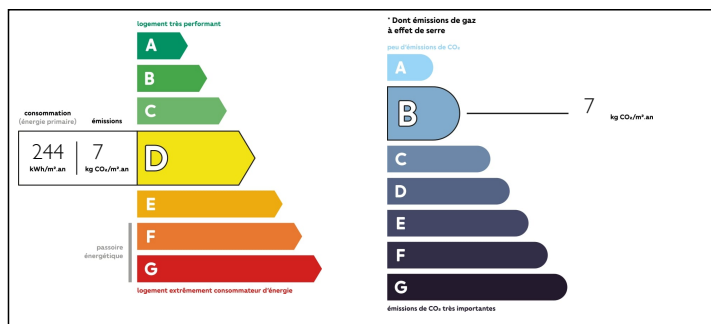
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	158 m2
Plot Size:	6580 m2

IN BRIEF

This is a stunning property that the vendors have renovated using high quality materials. It has beautiful stone floors and they have ensured that they have retained the original characters of the building whilst ensuring comfortable, modern living. The property is semi-detached though the part attached is the part that is un-renovated and currently used for storage. It is a rural property with great neighbours. Linked by a doorway is a one bedroomed gite which also has its own front door entrance. Ideal for multi generationally living or as a separate source of income. This property is situated just outside Plouguenast in a quiet location but not isolated. Easy access to the towns of Plouguenast or Plessala with a selection of bars, restaurants, doctos, pharmacy and supermarkets. Dinan, Rennes and St Malo are all within an hours drive of the property and the stunning Breton beaches...



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.



LOCAL TAXES

Taxe foncière: 594 EUR

NOTES

DESCRIPTION

Main house - large hallway with bespoke oak staircase leading up to two bedrooms.

Kitchen (6.398 x 4.566) - fitted kitchen with high quality fixtures and fittings.

Utility Room off kitchen (3.059 x 2.011)

WC with wash basin

Lounge with arched door to garden. A stunning bright and sunny room. There is a door, not currently used, leading into an area of the Longere that potentially, with the correct permissions could be renovated. (38m2 but potential to make two story so an additional 76m2)

Gite

Lounge/kitchen (4.227 x 5.701) - fitted kitchen with high quality fixtures and fittings.

Bedroom (5.660 x 6.188)

Shower room - L shaped with large shower, WC and sink.

Outside

There is a garden area which is a blank canvas to be landscaped according to the new owners desires which is fenced off from a large field.

The property is heated (and cooled) by 3 air conditioning units.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>