

Charming 2 bedroom house with a garden and garage, situated only 12 minutes from the stunning north coast



INFORMATION

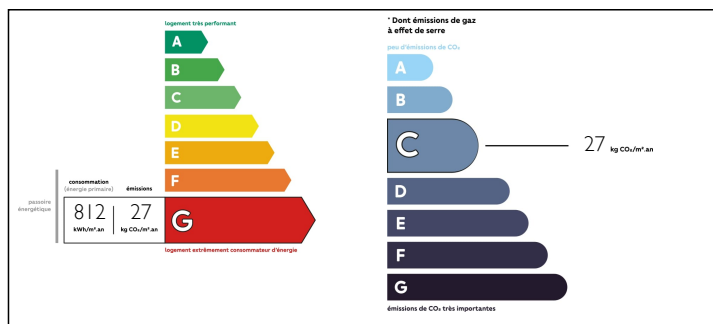
Town:	Ploumilliau
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	77 m ²
Plot Size:	675 m ²

IN BRIEF

Situated in Keraudy, a quaint, charming part of the commune of Ploumilliau, is this fantastic 2 bedroom terraced house. It has plenty of space inside to be either a holiday or permanent home, and benefits from double glazing. There is a garden/courtyard behind it which is accessed from the conservatory. The main garden of about 500 m² is just over the lane and has a garage.



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

The house consists of an entrance into the main living room and kitchen.

The facilities are in place for a kitchen, including a sink 42.5 m²

To the rear of the house is a door which gives access to the conservatory 10m².

There is an independent WC. On the opposite side is a utility room and potential for a bathroom.

Access to the garden is through the conservatory.

Upstairs you will find 2 double bedrooms, 13m² and 17m² and an office 5m² between them.

On the opposite side of the lane you will find a plot of 500m². This piece of land is perfect for growing your own veg. The garage is great for storage.

The house is situated only a short drive from Ploumilliau where you will find the basic amenities including bakery, corner shop, butchers and restaurants.

The stunning beach of St Michel en Grève, which is famous for its stunning coastline, is only à 12 minute drive from the house

Roscoff harbour is 52 minutes

St Malo harbour 1 hr 50

Brest airport is 1 hr

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

NOTES