

Beautiful granite stone house with landscaped gardens and lake. Plusquellec.

EXCLUSIVE

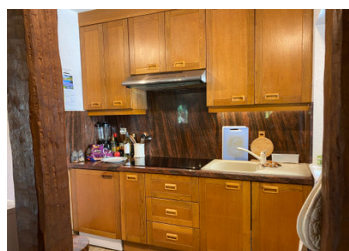


## INFORMATION

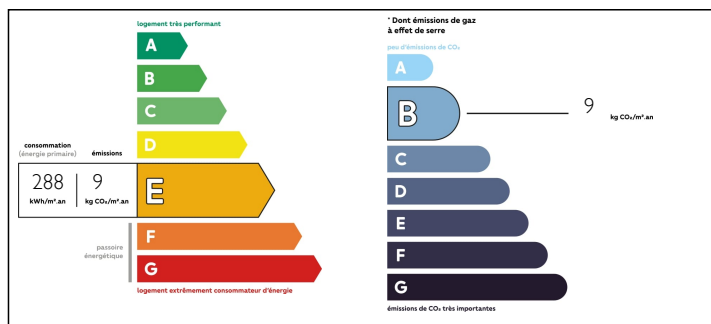
Town:	Plusquellec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	37038 m2

## IN BRIEF

Built in 1980, this stunning house is a short drive from Callac and the town of Carhaix. But once the gates open, you are in another world. Descending the driveway, you immediately see the lake, the gardens and then the house. You really need to see this property to appreciate how lovely it is. Water is supplied to the house for showers, toilets, washing machines etc by a pump linked to a drilled well. So, no water bills.



## 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: 664 EUR

## NOTES

## DESCRIPTION

Ground floor

Entrance into the house into the living room.

Wood beams and lots of lovely features. Marble fireplace, stained glass windows.

Inglenook kitchen with wooden cupboards.

Utility room for washing machine etc., and door to garage.

Downstairs walk-in shower, tiled floor, window, modern sink.

Separate WC

Bedroom 1: With parquet effect flooring. Window to garden with shutter. Fireplace. Room for desk.

Tiled staircase to 1st floor.

Bedroom 2: Large velux window and partially clad walls. Parquet effect flooring.

Bedroom 3: As above

Bathroom: With bath, vanity sink and WC. Large velux window and panelling on walls.

Annexe: With cupboard space.

Outside

Stone patio

Double garage

Workshop with tiled floor and lots of space.

Log store

Lake with small cabin with veranda and drinks bar.

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