

Fantastic opportunity to purchase 1 bedroom cottage with garden.



INFORMATION

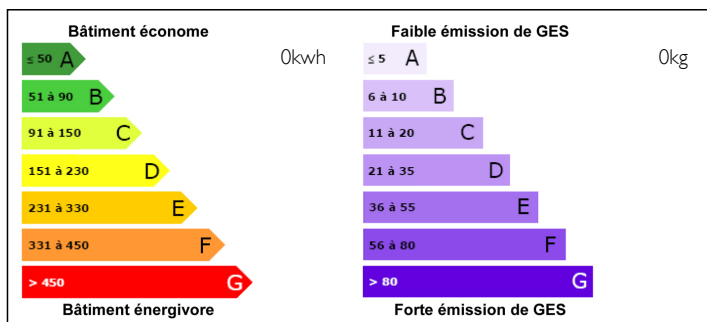
Town:	PLOUNEVEZ QUINTIN
Department:	Cotes d Armor
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	90 m2

IN BRIEF

This house has a feature fireplace with wood burner and is within walking distance of boulangerie and other amenities. Perfect holiday home.



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

Door to kitchen with original tiled floor:-

KITCHEN (3.8m x 3.4m), fitted units with ceramic double sink with drainer Storage cupboard, space for table and chairs, window to front and back hall.

SHOWER ROOM (2m x 0.8m) corner shower, sink, W.C., window to garden.

SITTING ROOM (2.6m x 3.5m at widest point) Fireplace with wood burner, exposed beams, storage cupboards, window to front.

Stairs from kitchen to:-

MEZZANINE BEDROOM (3.2m x 4 m into eaves) double bedroom with wood flooring, window to front, exposed beams, storage in eaves, door to exterior staircase.

OUTSIDE, garden, with patio and lawn, summer house. Exterior stairs with under stairs cupboard plumbed for washing machine. Side gate.

This cute house offers a great base as a holiday home in Central Brittany. Easy to maintain with benefit of mains drainage.

Located in the heart of Brittany there are good road links to other areas of Brittany and the north and south coasts are both within easy reach. The ferry ports at Roscoff (95 km) and St Malo (150 km), and the airports at Rennes (154 km), Dinard (130 km) and Brest (150 km) are all accessible in under 2 hours allowing numerous travel options to the UK.

LOCAL TAXES

Taxe foncière: 131 EUR

NOTES