

*** Now under offer *** Spacious 4 bedroom house in a quiet hamlet



INFORMATION

Town:	Plouguenast
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	600 m2



IN BRIEF

A comfortable, stone-built family home in the countryside close to the village of Plouguenast. Ideal as a permanent or a holiday home, with 4 bedrooms, 2 bathrooms and a manageable garden. Sold mostly furnished.

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

Two terraced cottages have been combined to make one spacious family home, in a quiet little hamlet close to Plouguenast.

Ground floor;

The door opens onto a hallway with stairs to the left side of the house and a door into a large open plan living area, including a lounge area with wood-burning stove and a light and airy dining/sitting room area.

At the back of the house is a hall area and the kitchen with fitted units and white goods which are included in the sale.

A downstairs shower room includes a toilet, hand basin and shower.

Upstairs;

The first staircase leads up to two rooms of 7.8m² and 13.2m²

The second staircase by the front door, leads to bedrooms of 9.4m², and 13m² and a bathroom with a bath, handbasin and WC.

Outside is mainly laid to lawn and there is access from behind as a right of passage on the neighbours land. Further up the road there is a little parcel of land of 260m².

The septic tank is in the back garden and will need to be replaced.

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

LOCAL TAXES

Taxe foncière: 208 EUR

NOTES