

A pretty, stone-built cottage in a quiet hamlet situated about half an hour away from a stunning coastline.

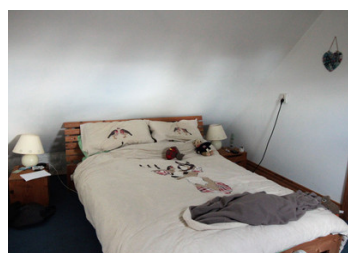


INFORMATION

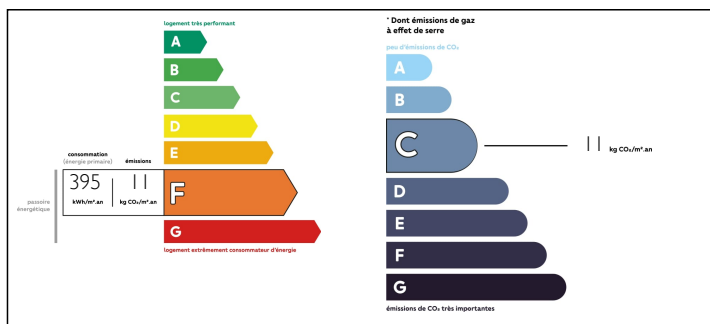
Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	56.72 m2
Plot Size:	370 m2

IN BRIEF

This cosy cottage would make an ideal 'lock up and leave' holiday home or permanent home. The property does require some work but benefits from a spacious living area on the ground floor, complete with a very grand fireplace and fitted kitchen. It also boasts 2 bathrooms as well as 2 bedrooms and a dressing room. The house is situated in a quiet hamlet. The lovely old market town of Guerlesquin is less than 10 minutes away, where all local amenities are found, whilst larger shops, including hypermarkets, are easily accessible in Callac. The beautiful, historic town of Morlaix is a shopper's paradise at any time but also hosts an incredible produce market on a Saturday, which is not to be missed! The Bay of Morlaix is home to a beautiful coastline, stunning beaches and old seaside towns, which can be enjoyed at any time of year. This house is...

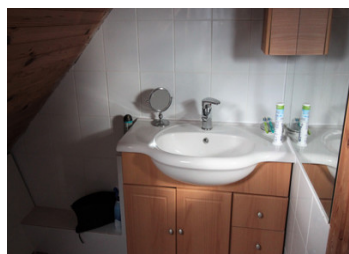


ENERGY - DPE



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

Property details:

Ground floor (all measurements are approximate):

Lounge/dining room with wood burner – 30.84m².

Kitchen – 13.16m².

Bathroom with bath, WC and hand basin.

1st floor:

Bedroom – 9.28m².

Shower room with shower, WC and hand basin.

Bedroom – 9.31m².

Dressing room – 2.85m².

Outside:

Stone built woodstore/shed attached to stone built ruin – 9.60m².

Distances (all approximate):

Guerlesquin – 7.6kms.

Callac – 13kms.

Morlaix – 32.4kms.

Brest airport – 81.4kms.

Roscoff ferry port – 59kms.

Beach at Plestin-les-Grèves – 24.4kms.

LOCAL TAXES

Taxe foncière: **400 EUR**

NOTES

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