

Spacious 6-bedroom property, surrounded by beautiful gardens in a peaceful location

EXCLUSIVE



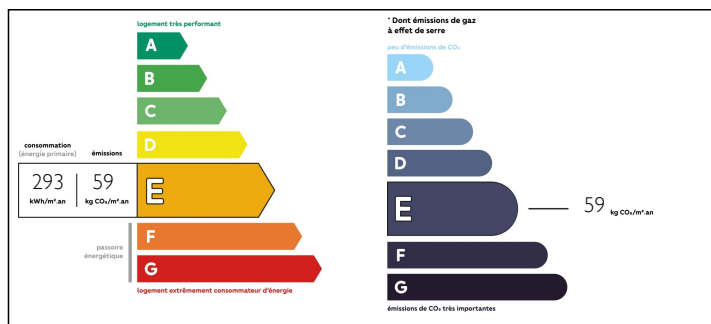
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Plouguernével       |
| Department: | Côtes-d'Armor       |
| Bed:        | 6                   |
| Bath:       | 2                   |
| Floor:      | 124 m <sup>2</sup>  |
| Plot Size:  | 5602 m <sup>2</sup> |

## IN BRIEF

This property is set in a tranquil countryside location, but only a short distance to local amenities. On the ground floor are a large fitted kitchen, lounge with log burner, shower room and large utility room /workshop which leads out to further covered storage to the rear of the property. On the first floor are three bedrooms, a family bathroom and a spacious landing area which could be an office or playroom. Three further bedrooms, one with an ensuite WC and washbasin, and a large storage room can be found on the second floor. Externally there is a further building which is currently used for storage but could be renovated to create additional accommodation. There are also three large covered outbuildings, used for storage and parking. Beautiful gardens surround the property and there are stunning views of the countryside from the bedrooms.

## 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: 763 EUR**

**Taxe habitation: 1054 EUR**

## NOTES

## DESCRIPTION

The property is connected to mains drainage, is partially double-glazed and benefits from oil-fired central heating in some rooms.

Located a short distance from the centre of Plouguernével where you will find local commerce including a boulangerie, butchers and supermarket. The larger town of Rostrenen is only a ten minute' drive.

Ground floor

Glazed entrance porch (4.49m x 5.63m) with tiled floor

Hallway (1.94m x 5.84m) with tiled floor and radiator. Stairs to first floor.

Kitchen (4.49m x 5.63m) with fitted units, 2 windows to front and rear with internal shutters and wooden floor.

Lounge (6.11m x 4.75m) with 2 x double windows, insert log burner, 2 x radiators, wooden floor and an understairs storage cupboard

Shower room (1.00m x 2.50m) with shower, washbasin and WC. Tiled floor and radiator.

Utility room / Workshop (2.96m x 9.34m) with plumbing

First Floor

Bedroom 1 (3.10m x 4.22m) with wooden floor, beams, a large double-glazed window, fireplace and radiator

Hall area (3.18m x 2.32m) currently with seating, but could be used as an office, with wooden floor and double-glazed window

Bedroom 2 (2.63m x 4.36m) with beams, wooden