

Detached 3 bed stone property with lots of potential. Plougonver!

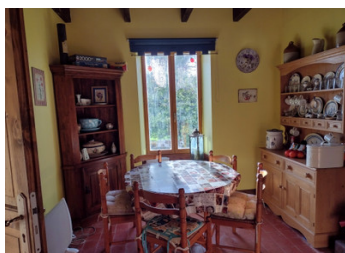


INFORMATION

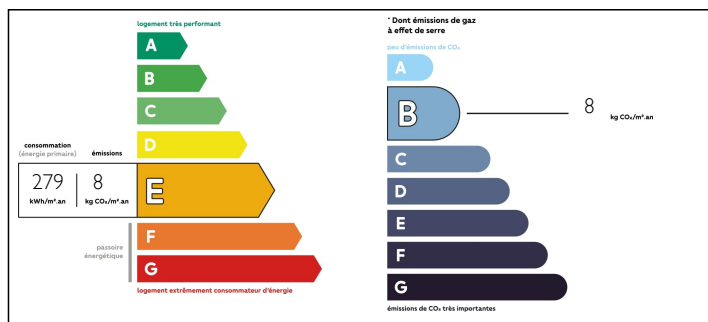
Town:	Plougonver
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2337 m2

IN BRIEF

This property has been used as a holiday home for several years but would also be ideal as a permanent home. It is in a quiet location but close to the town of Callac and Guingamp. Double glazed with a good roof on both the house and adjoining barn, which is perfect for an extension.



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: 179 EUR

NOTES

DESCRIPTION

Entrance into boot room.

Ground floor

Well equipped kitchen with log burner and window to garden. Tiled floor.

Living room: with laminate flooring and a door to the back garden. Windows to both the front and the back of the house, giving lots of light. There is a second wood burner.

Stairs lead to the 1st floor.

2 good sized bedrooms with lots of light.

Bathroom: Vanity sink with cupboard storage. Large lighted mirror above the sink. Bath in wood surround with shower attachment. Window to back
Stairs to the 2nd floor

Master bedroom with an adjoining dressing room.

Master Bathroom: Bath with wooden surround, glass panel for shower and tiled back wall. electric towel rack and Velux. Laminate flooring.

Outside

Garage with concrete floor and water and electric. 27m²

Barn attached to house: 31m².

Hangar

Garden with decking

Well.

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