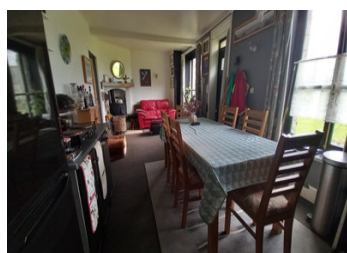


Charming detached 2 bedroom house with garden, with an additional 1-bedroom annex.

EXCLUSIVE



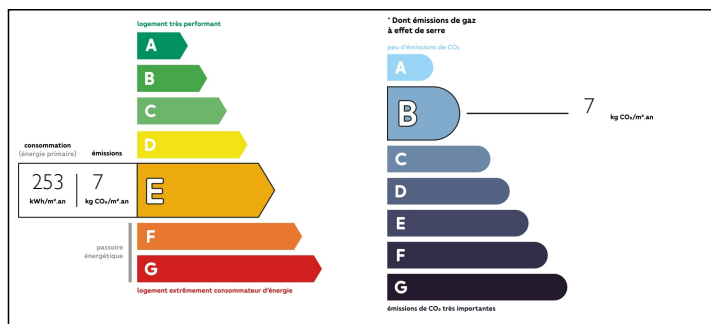
INFORMATION

Town:	La Prénessaye
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	1538 m2

IN BRIEF

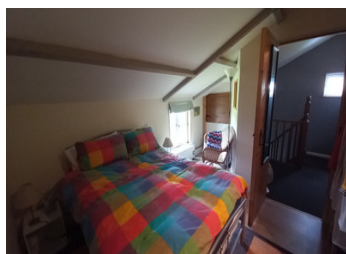
The property, consisting of a main house and an annex, is located in the countryside at La Prenessaye. It is a short drive from Plémet and 15 minutes from Loudéac. The main house is fully double glazed. On the ground floor, you will find a kitchen / dining room with wood burner, a toilet with a sink and a spacious bright living room, which also has a wood burner. On the first floor, a landing leads to an office and two bedrooms, each with a shower room and toilet. The annex comprises of a living room with a kitchenette and a wood-burner. On the first floor you will find a bedroom with a shower room and toilet. The property is situated in a nice and well-presented garden, there is also a terrace area and two sheds. Plémet is the nearest town, with a supermarket, several bakeries, restaurants and various shops....

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: 165 EUR

NOTES

DESCRIPTION

Main house:

On the ground floor:

- Fully equipped kitchen/diner: 7.80m x 3.35m, with wood burner.
- Lounge: 7.26m x 3.44m, with wood burner.
- Toilet with sink.

On the first floor:

- Landing: 2.70m x 2.3m.
- First bedroom: 4.31m x 3.3m, with an en-suite shower room and toilet: 3.29m x 2.17m.
- Second bedroom: 3.31m x 2.63m, with an en-suite shower room and toilet: 3.34m x 2.52m.
- Office: 2.60m x 3.29m.

Annex

On the ground floor:

- Living room with kitchenette: 3.01m x 5.47m.

On the first floor:

- Bedroom: 3.04m x 3.03m, with an en-suite shower and toilet.

The plot is 1538m², layed mostly with lawn. There are 2 sheds, and a terraced area.

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