

**\*OFFER ACCEPTED\*** A four-bedroom family home with outbuildings in a peaceful hamlet in Central Brittany



## INFORMATION

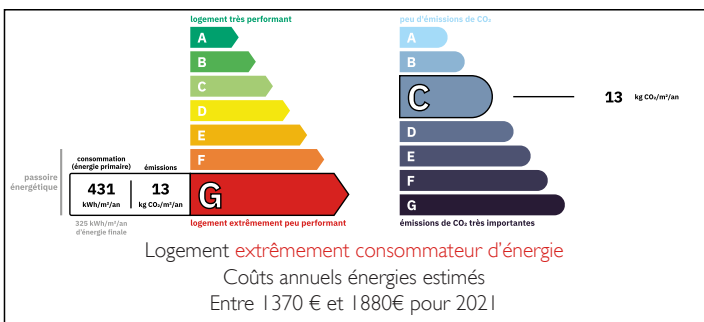
Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	74 m <sup>2</sup>
Plot Size:	3399 m <sup>2</sup>



## IN BRIEF

This lovely family home is situated in the peace and tranquility of the Central Brittany countryside, but still within easy reach of amenities in the nearby market towns of Gouarec and Rostrenen and also not far from the famous Lac de Guerlédan and the Nantes-Brest canal.

## 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

A quiet lane brings you to the main house on the left hand side, with the outbuildings a little further down to the right. The front door opens on to the sizeable but cosy kitchen/living area which benefits from a new woodburner. Behind the living area to the right is the first double bedroom and to the left a large, well-lit conservatory, currently being used as a studio with an en-suite shower and WC.

Upstairs are three good-sized bedrooms and a family bathroom. Returning outside, a utility room adjoins the main house to the left of the outbuilding that is currently divided in three and offers lots of potential both for extra guest accommodation and for another country house.

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

## LOCAL TAXES

**Taxe foncière: 352 EUR**

## NOTES