LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29534GCA22 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

Countryside property with renovation work to complete, set on over 2,500m of land with garage and outbuilding















INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	90 m2
Plot Size:	2524 m2

IN BRIEF

Detached countryside property in a quiet hamlet location. The house currently has one bedroom but there is the possibility to create a second bedroom on the first floor.

On the ground floor are a spacious, glazed veranda with a tiled floor and views over the garden, a lounge (5.69m x 4.25m) with exposed stone wall, tiled floor, and log burner (to be connected). There is also a fitted kitchen with exposed stone wall, and a stable door leading to the garden; a downstairs bathroom with corner bath and washbasin (1.4m x 2.05m), separate WC, and a laundry room (1.93m x 4.33m). A door from the laundry room provides an access to the large garage (30m2), which has a concrete floor.

On the first floor are a bedroom (4.67m x 5.28m), a second room to renovate (3.79m x 5.28m) and a WC with wash basin.

Outside are a wood shed, and the vast gardens with established trees and shrubs.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

There is also an outbuilding with large, open plan tiled ground floor, temporary bathroom, and stairs to access the first floor.

The property is located in a quiet hamlet where there are three other properties, but is completely private.

Local amenities can be found a few minutes' drive away in Saint Gilles Pligeaux (bar/tabac/grocery store). The larger medieval town of Quintin, famous for its chateau and weaving history, is less than 15 minutes' drive, and has supermarkets, bars, restaurants, banks, schools, etc.

The medieval town of Guingamp is 20 minutes' drive, and you can access the coast in under 35 minutes.

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