LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30219RUJ22 Price: 151 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (140 000 EUR without fees)

Reduced! Spacious, bright, detached 3 bedroom home, near Plemet



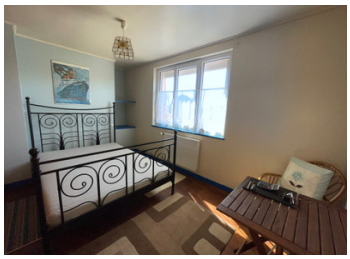












INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	1480 m2

IN BRIEF

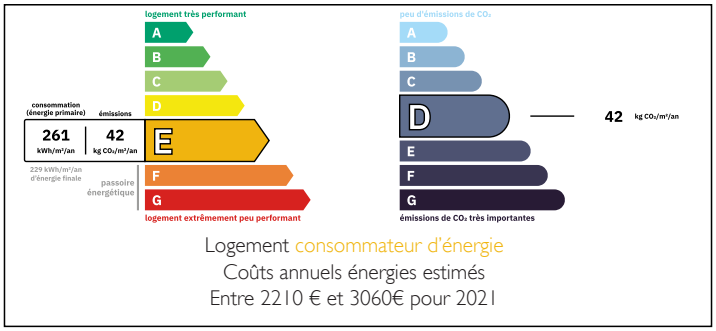
Reduced price! This beautiful detached house in a small hamlet, close to the peaceful town of Plemet, has three good sized bedrooms, with the master bedroom being very large with a built in wardrobe. It is a bright, clean house with lots of living space.

Downstairs there is a large living room with a log burner.

The kitchen is an impressive room full of natural light with a large made to measure arched door leading to the living room.

The garden is a real feature with an attractive summer house and established colourful bushes.

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2210 € et 3060€ pour 2021

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.

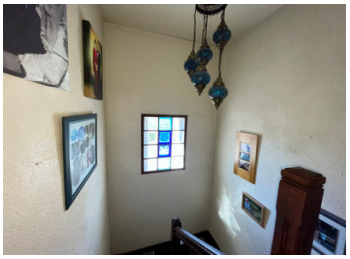
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DESCRIPTION

Discover your dream home in a serene hamlet close to Plemet which has a all the needed amenities including Doctors, Dentists, Banks and a supermarket. A short drive away is the town of Loudeac which is much bigger and boasts a large Velo drome, Swimming pool, and other sports amenities and a shopping zone which houses numerous shops. .

This delightful detached house offers three bedrooms, including a spacious master bedroom. The ground floor features a large living room with a cozy log burner, perfect for relaxing evenings (6.68x4.35). The kitchen (4.49x3.10) is a pleasant workspace, complete with a custom-made door leading to the living room. Additionally, the ground floor includes a convenient toilet and shower room.

Up stairs are three bedrooms. The master bed room is a large airy room(8.5x2.3) that has enough space, if you so wished, to install an en-suite.
Bedroom 2 (4.4x2.2) and bedroom 2 (3.7x2.5) would be perfect bedrooms a family or to use as work space or studies.

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

NOTES

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