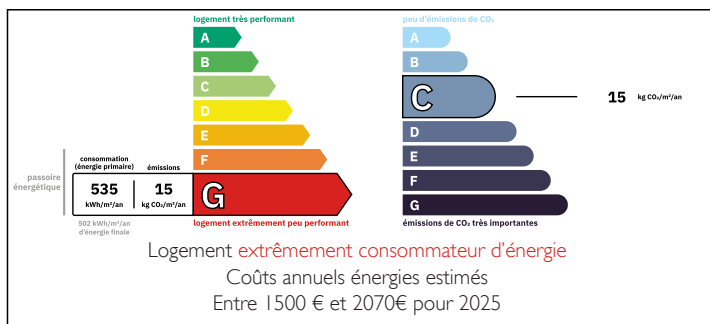


**OFFER ACCEPTED.** Charming stone cottage with two bedrooms, large gardens and garage. Central village location

**EXCLUSIVE**



**ENERGY - DPE**



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Gilles-Pligeaux |
| Department: | Côtes-d'Armor         |
| Bed:        | 2                     |
| Bath:       | 1                     |
| Floor:      | 66 m2                 |
| Plot Size:  | 1528 m2               |

## IN BRIEF

In a quiet central village location, this pretty stone cottage benefits from a large garden to the rear, with stunning countryside views. The house is well-presented and the rooms are bright throughout.

On the ground floor is a small veranda at the entrance which leads to an open plan kitchen and lounge. The kitchen (5.15m x 3.83m) has fitted cupboards and drawers, a fridge, plumbing for a washing machine, an electric oven and electric heater. The lounge (2.75m x 5.15m) has a log burner, and there are double-glazed windows to the front. There is a further small room (1.81m x 5.13m) which is carpeted and has a door to the garden. There is a separate WC, and a shower room with shower and washbasin (2m x 2.50m).

On the first floor there are three rooms, two bedrooms (10.5m2...

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

Externally there is a garage with automatic door, and gardens to the side and rear of the house, with established trees and plants.

The village of Saint-Gilles-Pligieux has a bar, tabac, and grocery store. Larger supermarkets, banks, pharmacies, restaurants, and additional bars are just a 10-minute drive away in Saint-Nicolas-du-Pélem, Corlay, and Quintin.

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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: 254 EUR

## NOTES