LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37686DEM22 Price: 165 025 EUR

agency fees to be paid by the seller

Two detached character houses with extensive land, ideal for nature lovers or for those with animals.







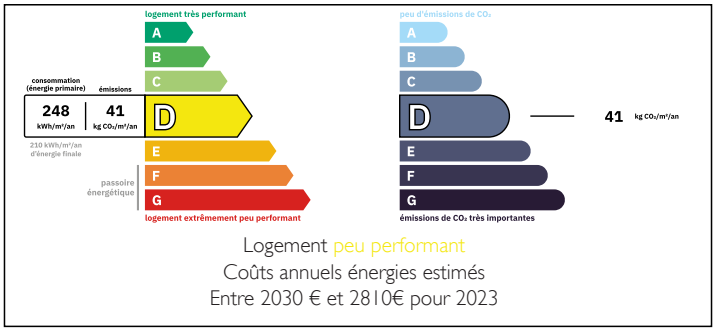








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2030 € et 2810€ pour 2023

INFORMATION

Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	126 m2
Plot Size:	8868 m2

IN BRIEF

Two character houses for the price of one - with extensive verdant land bordered by a stream!

The main house comprises a veranda, country kitchen living room with wood burning stove and a WC on the ground floor. Upstairs are three nice bedrooms with large windows and a family bathroom.

The second house constructed in stone offers an openplan living and dining area with corner kitchen and wood burning stove. Upstairs is one bedroom that could be divided into two, and a shower room with WC.

The two houses sit on verdant land bordered by a stream and featuring lawns, mature trees and paddocks for animals. Offering over 7500m2 of space the land is ideal for animals, or for a superb productive garden.

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

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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:	**834 EUR**

NOTES