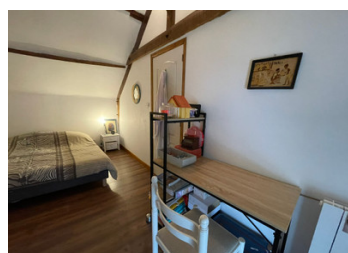


2 Bedroom, pretty stone cottage with garden



INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	461 m2

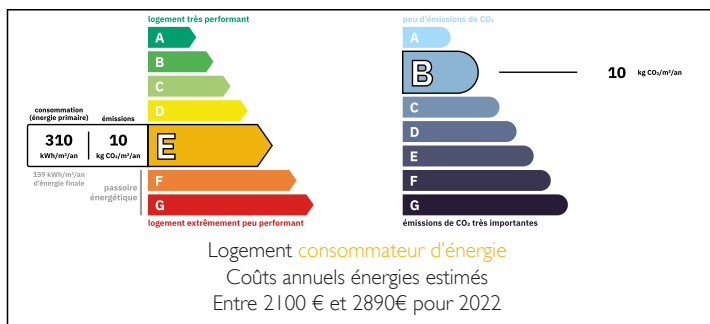


IN BRIEF

A hidden gem within walking distance of amenities. This cute, recently renovated and tastefully decorated cottage will sell quickly! Just bring your suitcase and move in!

This charming 2 bedroom cottage has a beautiful fitted kitchen and a cosy living room with pellet stove for warm winter evenings by the fire, and two lovely bedrooms upstairs. The bathroom includes a shower, bathtub and WC.

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.



LOCAL TAXES

Taxe foncière: **637 EUR**

NOTES

DESCRIPTION

Charming renovated cottage – 87 m² – 2 bedrooms
– 461 m² garden – Plémet

For sale, this lovely 87 m² cottage, fully renovated and tastefully decorated, located in the commune of Plémet, just 13 minutes from Loudéac.

Interior

Beautiful fitted kitchen with clever use of a cupboard as laundry area (4.278 x 4.274m²)

WC (0.9 x 3m²)

Cosy living room with pellet stove for warm winter evenings (4.618 x 5.501m²)

Landing (2.846 x 2.568m²)

2 bright and spacious bedrooms upstairs

Bed 1 (4.498 x 2.538m²)

Bed 2 (4.401 x 4.257m²)

Bathroom with separate shower cubicle, bathtub and WC (2.813 x 2.282m²)

Exterior

461 m² garden, easy to maintain, ideal for outdoor living

Connected to mains drainage

Key features

Recently renovated property – no work required

Stylish decoration and warm atmosphere

Perfect as a main residence or a second home

Excellent potential for use as a gîte or holiday rental, thanks to its charm and location