

Bright, spacious 3 bedroom family home, ground floor bedroom and shower room.



EXCLUSIVE

## INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	1287 m <sup>2</sup>

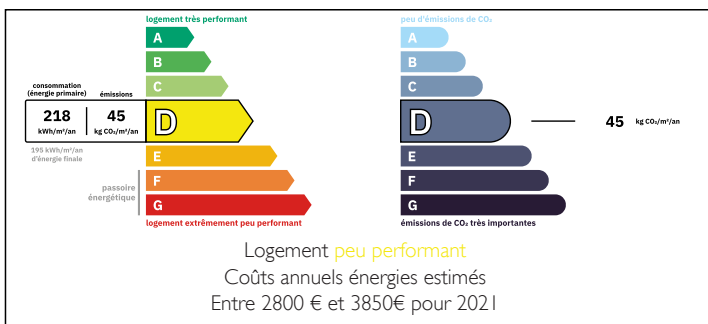


## IN BRIEF

Move in ready and full of charm, this is a home where you can simply arrive and start living. Bright and beautifully renovated, this 3 bedroom home offers modern comfort, generous living spaces, and a large enclosed garden perfect for enjoying sunny Breton days. Set in a peaceful, friendly village just minutes from Plémet, the property has been fully refurbished by registered artisans, with all works carefully documented for complete peace of mind.

The ground floor suite provides flexible living options for guests, family, or single level living, while the spacious terrace invites relaxed outdoor dining and quiet mornings. With its central Brittany location, you're ideally placed for easy access to St Malo's ferry port, Rennes airport, and the beaches and amenities of St Brieuc—all under an hour away.

## ENERGY - DPE



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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

The property has a tarmac drive and an area in front of the house, ideal for a motor home. On entering the house there is a bright porchway, ideal for boots (or muddy paws) and coats before entering the house. This leads into the lounge which is a sunny room with windows to the front and the rear garden. A modern pellet burner is the focus of the room which comfortably fits two large sofas.

A corridor leads off the lounge to a modern shower room and the first bedroom. Once again a sunny room with front aspect. At the end is the large kitchen/diner. It is a fitted kitchen with electric oven and gas hob. There are patio doors to the front of the property where there is a pretty sitting area. Off the kitchen is an area housing the boiler plus a door to the rear garden.

The stairs to the first floor lead from the corner of the lounge. To the right is a double bedroom and to the left a double bedroom with ensuite bathroom.

Outside there is a large terrace and barbecue area at the rear of the property with steps up to a grassed lawn. The current owners have fenced the entire garden so it would be ideal for pet owners. It really is a well planned out garden with vegetable plot, chicken coup and various seating areas. ...

## LOCAL TAXES

Taxe foncière: **568 EUR**

## NOTES