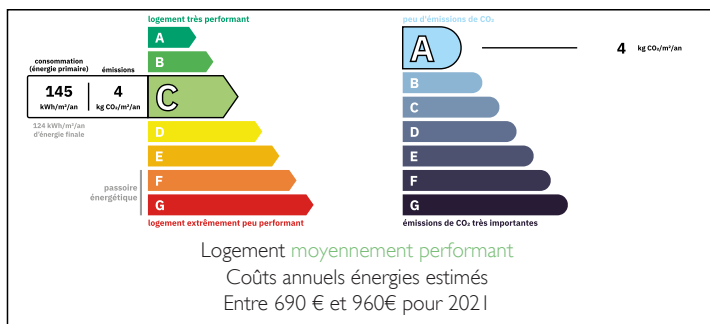


Spacious and luminous detached 1/2-bedroom property, with over 5 500m² of land. Village location.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	95 m ²
Plot Size:	5637 m ²

IN BRIEF

This property has been built to the owners' design specification. The plot also benefits from previously granted planning permission for a second property, which has services already in place.

On the ground floor of the main house are a modern fitted kitchen (2.61m x 5.2m) with a tiled floor, plenty of storage with cupboards and drawers, a cooker with gas hob and electric oven and plumbing for a washing machine.

The spacious lounge (6.93m x 5.38m) has a tiled floor, log burner and floor to ceiling, dual-aspect, glazed doors, which open onto the terrace and land, and offer lovely countryside views.

Stairs from the kitchen lead to the first floor, which comprises an airy main bedroom with four Velux windows (5.34m x 5.20m), a second room which could be used as a bedroom or office (2.66m x 3m).

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

Outside there is a garage (26m²), with a concrete floor, an electric door, and a further door to the side.

The property sits on a plot of 5637m².

Saint Gilles Pligeaux has a thriving bar/tabac/grocery store and is a short walk/drive from the house. The medieval town of Quintin, renowned for its château and weaving heritage, is less than 15 minutes away and provides a full range of amenities including supermarkets, schools, banks, bars, and restaurants. The larger town of Guingamp is approximately 20 minutes' drive, while the coast can be reached in under 35 minutes.

LOCAL TAXES

Taxe foncière: 475 EUR

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

NOTES