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Ref: A44132MCO22 Price: 144 450 EUR

agency fees included: 7 % TTC to be paid by the buyer (135 000 EUR without fees)

A beautiful character home in a country setting. Fully furnished!! Two properties for the price of one!!







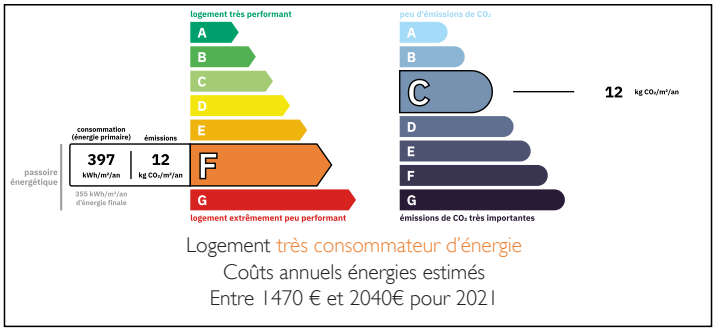








ENERGY - DPE



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Entre 1470 € et 2040€ pour 2021

INFORMATION

Town:	Plumieux
Department:	Côtes-d'Armor
Bed:	2
Bath:	3
Floor:	73 m2
Plot Size:	2139 m2

IN BRIEF

In a charming and peaceful commune near Plumieux, this delightful fully furnished home offers the perfect blend of comfort, character, and countryside living.

Ideal as a beautiful holiday retreat or an easy-to-manage starter home, the property is ready to move into and enjoy from day one. Tastefully furnished throughout, it provides a warm and inviting atmosphere with everything in place to make settling in effortless.

The house benefits from a conforming fosse (septic system), ensuring peace of mind and compliance with current regulations—an important advantage for both permanent living and holiday use.

Set within a small, friendly commune, the location offers tranquility without isolation. You'll enjoy the slower pace of rural Brittany while still being within easy reach of local amenities, markets, and scenic

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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NOTES

DESCRIPTION

The main property is a beautifully presented, fully furnished home where every detail has been carefully considered to create a comfortable and stylish living space.

On the lower level, you will find a practical utility room complete with a shower and WC, along with a washing machine and dishwasher—ideal for both everyday living and hosting guests. A couple of steps lead you into a bright and spacious open-plan kitchen and lounge area, thoughtfully designed to maximise both space and light. This inviting living space is further enhanced by a charming woodburner, creating a cosy focal point perfect for cooler evenings. From here, you can enjoy lovely views over the garden and decking area, offering a seamless connection between indoor and outdoor living.

Upstairs, the property offers two well-appointed bedrooms, each benefiting from its own en-suite shower room and WC. This layout is perfect for accommodating guests, providing both privacy and convenience.

Combining comfort, warmth, and functionality, this turnkey home is ideal as a relaxing holiday retreat or a welcoming permanent residence.

In addition to the main house, the property also includes a second building of similar size, offering excellent potential for renovation.

A major advantage is that a brand-new roof has already been completed, providing a solid and secure starting point for the project and significantly once renovated, this spacious property could be transformed into a charming guest house, gîte, or independent rental accommodation. Its size allows for flexible design options, whether you envision a comfortable family home, holiday...