

Pretty 4 bedroom stone cottage in Central Brittany

EXCLUSIVE



INFORMATION

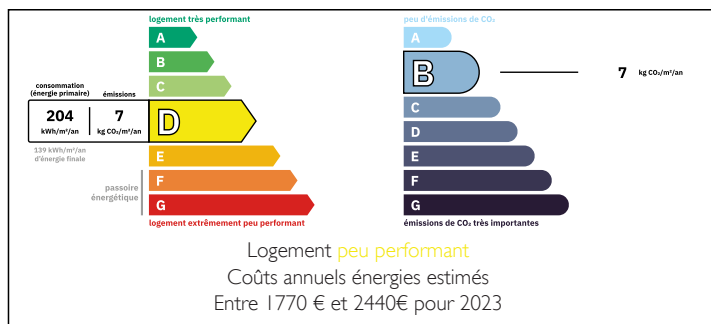
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	116 m ²
Plot Size:	997 m ²

IN BRIEF

Such a pretty stone, semi detached cottage in a peaceful hamlet with stunning walks across the countryside straight from your front door! Located just outside Langast and a short drive from Plessala which has a bar, bakery, supermarket, garden centre and hairdressers.

The nearest larger town is Plouguenast-Langast where there is a variety of shops, larger supermarkets and a number of bars and restaurants. It's central location means that you are an hours drive to the port of St Malo, Rennes, Dinard or Dinan. The rugged North Brittany beaches are an hours drive or you could explore the southern coast at Vannes which is the same distance.

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.



DESCRIPTION

The small path leads to a pretty, yet new, double glazed front door. On the ground floor there is an open plan L shaped room with the lounge plus wood burner, dining area and the kitchen. This area is tiled and there is a door off the kitchen leading to the garden. The property is full of character with exposed stone walls and tiled flooring.

On the first floor there are two bedrooms and a bathroom with bath, shower cubicle, sink, WC and heated towel rail. On this floor there is a large under stair cupboard for storage. On the second floor there are a further two bedrooms plus a shower room with a shower, WC, sink and heated towel rail.

The bedrooms and hallway all have the original wooden floors which are a lovely feature for the property. There is also plenty of storage, three of the bedrooms have fitted cupboards.

The house is fitted with a Linky metre and there are electric radiators. There is currently a fosse (septic tank) but the hamlet is due to be put onto mains drainage in the future and we have the paperwork to show the process is underway. There is a front and rear garden with patio area plus parking at the side of the property.

LOCAL TAXES

Taxe foncière:

649 EUR

NOTES

Room Dimensions:

Lounge: 35.4m²

Dining area: 12m²

Kitchen 10.7m²

Bathroom: 1.9 x 3.5m²

Bedroom 1: 3.760 x 3.885m²

Bedroom 2: 4.581 x 2.890m²

Bedroom 3: 1.620 x 4.456m² (plus eaves)

Bedroom 4:...