

Two houses in quiet spot plus field, ideal for horses or livestock

EXCLUSIVE



## INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	3920 m2

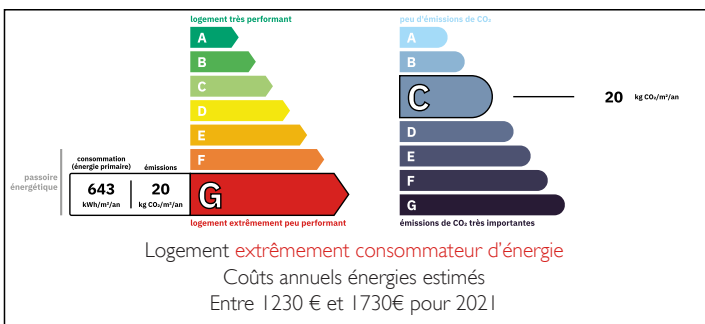
## IN BRIEF

A true bargain! Two houses in a gated courtyard with a large field, ideal for horses or livestock plus garden behind one of the houses.

The property is situated just outside Plessala, a popular town with bakery, bar, hairdresser, supermarket, petrol garage and garden centre. Ploemeur is the biggest larger town which has a few bars, some shops a bank and a larger supermarket.

St Malo is just over an hours drive away as are Rennes, Dinard and Dinan, an ideal base for exploring Brittany.

## 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

As you approach the property there are a few neighbours, a mix of older style houses and more modern homes but it is a very quiet spot. The property is gated and there is a car port, ideal for keeping your car cool in the summer and protected from rain and frost in the winter!

There is a large courtyard, to the left is the red and white, detached house. The front door opens into the lounge/kitchen and a feature wood burner. A cosy, bright, sunny room. Also on the ground floor is the bedroom and a shower room with WC. Although compact, it is an inviting house flooded with sunlight. Adjoining this house, though not directly accessible via the house is a garage with an inspection pit, ideal for servicing cars. With the appropriate permissions it may be possible to create another bedroom by converting this garage and creating a doorway to the house. Behind this house is a garden, laid to lawn.

The house opposite is semi detached to a building that is currently empty and not in use. As you enter the front door you come into a hallway. To the right is the brand new kitchen which has never been used. The vendor created it but then still lives in the house opposite. There is a larder cupboard here and it is big enough for a kitchen table. From...

## LOCAL TAXES

Taxe foncière: **344 EUR**

## NOTES