LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45283JAM22 Price: 136 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)

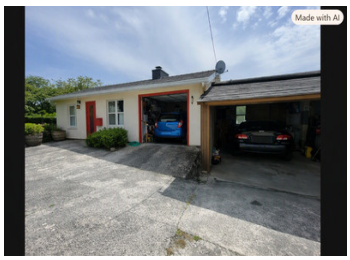
Two houses in quiet spot plus field, ideal for horses or livestock















INFORMATION

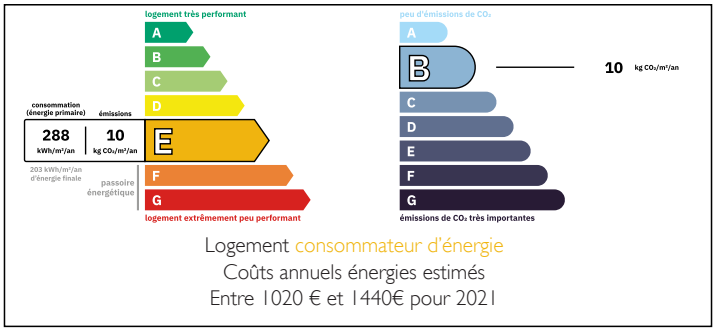
Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	3920 m2

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. Plemet 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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1020 € et 1440€ pour 2021

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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LOCAL TAXES

Taxe foncière: **344 EUR**

NOTES

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. Adjoing 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...