LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46353JWI22 Price: 162 955 EUR

agency fees included: 9 % TTC to be paid by the buyer (149 500 EUR without fees)

Character 2-Bed Country House with Two Stone Barns and courtyard. Plusquellec!















INFORMATION

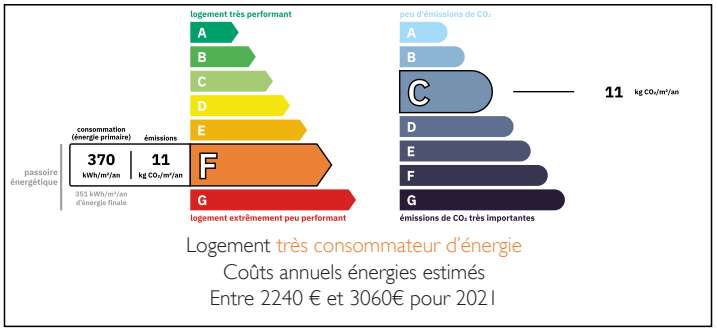
Town:	Plusquellec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	7358 m2

IN BRIEF

Charming 2-bedroom country house with two stone barns and a private courtyard in the heart of rural Brittany. The property benefits from high-speed internet, double glazing, updated electrics, excellent insulation, and barns with new roof frames, making it an ideal family home, holiday retreat, or renovation opportunity.

New spiral staircase with cherry wood treads ready to be fitted.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2240 € et 3060€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46353JWI22 Price: 162 955 EUR

agency fees included: 9 % TTC to be paid by the buyer (149 500 EUR without fees)







LOCAL TAXES

Taxe foncière:	**591 EUR**

NOTES

DESCRIPTION

There are two entrances into this property. One via the kitchen and the other into the living room/dining room.

Kitchen : Large area with tiled floor. 28m2. Leading into
Dining room : with wood burner (fitted 2024), tiled floors and window looking out to the garden.. 24m2.
Living room : 31m2. With stairs leading up to the 1st floor.
Downstairs shower room with modern washbasin and cupboard and WC.
Cupboard with new water tank.

1st floor
Bedroom 1 : 16 m2. with drop down lights and window to the front.
Bedroom 2 : 24m2. with drop down lights and large window at the side.
Open plan landing of 20m2. Could be further bedroom or living area.
WC with tiled floor and modern sink unit with cupboard.

Additional Features

* Ground floor flooring has been renewed and is well insulated.
* Electrical system has been updated.
* French drain installed around the entire property.

Outbuildings

* Utility Barn – Currently used as a utility room with washing machine and tumble dryer, both included in the sale.
* Large Barn (100m²) – Offering excellent storage or workshop potential.
* Second Barn (68m²) – Suitable for a variety of uses.
* New A-frame roof structures have been fitted to both barns.
* Separate tractor shed.