LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46482JAM22 Price: 182 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (170 000 EUR without fees)

Detached, stone property in beautiful countryside near Plemet (22) with stunning terrace















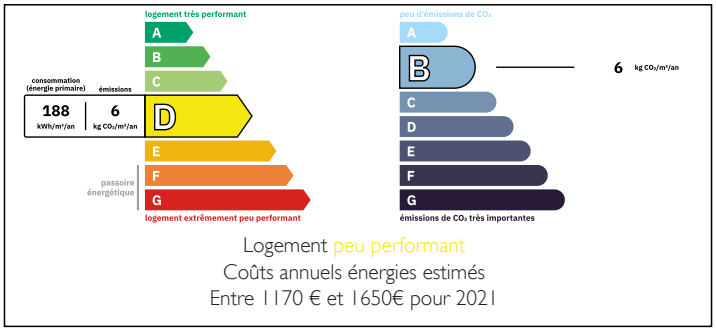
INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	415 m2

IN BRIEF

Charming detached stone house in a quiet hamlet near Plémet, a vibrant Breton village with shops, cafés and quick access to Loudéac. Rennes is just over an hour away, offering direct trains to Paris and excellent connections across France, including easy onward Eurostar links to the UK. This 3bedroom home has an updated interior and is ready to move into, featuring a bright new sunny terrace, a spacious workshop, and a carport with private parking. Surrounded by rolling countryside, it's an ideal retreat for nature lovers seeking peace without losing convenience.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1170 € et 1650€ 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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NOTES

DESCRIPTION

This charming 3bedroom detached stone house sits in a peaceful hamlet near Plémet, surrounded by the beautiful Breton countryside. Ready to move into, it offers an updated interior with a practical and welcoming layout. The entrance hall leads to a modern tiled kitchen and a convenient downstairs toilet tucked under the stairs, with space for a washing machine. A spacious living room centred around a woodburning stove creates a cosy heart to the home.

Upstairs are three generous bedrooms, including one with a useful dressing arrangement, along with a large bathroom featuring a shower. The attic provides an additional undeveloped room, offering excellent potential for future use.

Outside, the newly renovated terrace is a gorgeous, lowmaintenance space designed for relaxing and entertaining. A large workshop with ample storage and an attached carport add practicality. From the terrace, a grand staircase leads directly to the garden/field, offering plenty of room for families, pets, small animals — and even a future vegetable garden.

A comfortable, inviting home in a tranquil setting, perfect for enjoying countryside calm while staying close to village amenities.

Measurements
Lounge = 5.402 x 4.439
WC and washing machine under stairs = 1.716 x 1.532
Entrance hallway = 1.69 x 3.807
Kitchen = 5.369 x 3.85

Bedroom 1 = 10.6m2
Bedroom 2 = 10m2
Bedroom 3 = 22.6m2

Attic = 20.68m2 plus eaves