LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46666GCA22 Price: 164 160 EUR

agency fees included: 8 % TTC to be paid by the buyer (152 000 EUR without fees)

Immaculately presented four-bedroom countryside home with gardens, two garages and spacious accommodation







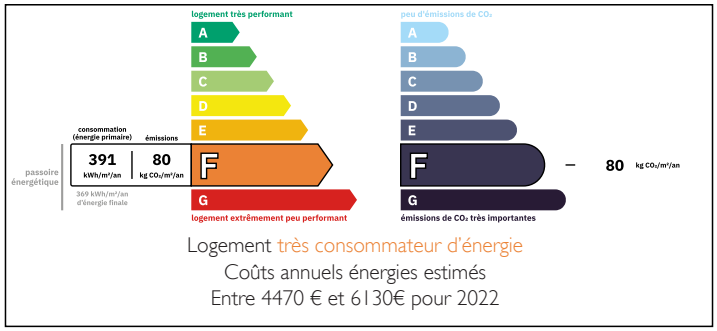








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4470 € et 6130€ pour 2022

INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	1541 m2

IN BRIEF

Set in a peaceful countryside location, this beautifully presented four-bedroom home combines charm, comfort and generous living space. Offering bright, well-proportioned rooms throughout, the property benefits from oil-fired central heating, double glazing, character features and a sunny aspect. A ground-floor bedroom and bathroom provide flexible accommodation, making the home ideal for families, guests or multi-generational living.

GROUND FLOOR

A welcoming glazed veranda enjoys views over the front garden and provides the entrance to the house, leading into a hallway with understairs storage, access to the basement and a staircase to the first floor.

The kitchen (3.03m x 3.98m), with space for dining, is fitted with a large ceramic double sink, cooker with extractor hood, integrated dishwasher, extensive worktop space and fitted cupboards,

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:	**783 EUR**
Taxe habitation:	**825 EUR**

NOTES

DESCRIPTION

The spacious lounge (4.60m x 4.47m) is filled with natural light and features tiled flooring, glazed doors opening onto the front veranda, and a fireplace with an insert log burner. The adjoining dining room (3.32m x 3.30m) overlooks the garden to the rear.
The ground floor also includes a generous double bedroom (3.31m x 3.77m) with built-in wardrobes and wooden flooring, together with a family bathroom (3.28m x 1.75m) with a bath and shower, washbasin, bidet and heated towel radiator. A separate WC (1m x 1.94m) completes this level.

FIRST FLOOR
The first floor offers three further bedrooms, all enjoying plenty of natural light and with exposed beams. The second bedroom (5.84m x 3.20m) has a Velux window and generous proportions, while the third bedroom (3.10m x 6.64m) benefits from glazed doors opening onto a Juliet balcony, in addition to a Velux window. The fourth bedroom can comfortably accommodate a single bed and would also make a practical home (4.15m x 2.20m) office. This room has direct access to an external staircase, offering excellent flexibility for working from home or for guest accommodation.

There is also a modern family shower room (2.77m x 2.30m) with WC, washbasin and corner shower on the first floor.

BASEMENT
The basement provides additional practical space, including a utility room, a separate storage room, boiler room, and a large garage/workshop.

OUTSIDE
The property is approached via a large driveway offering parking for several vehicles, and leading to a further garage. The gardens to the rear provide attractive...