

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



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.

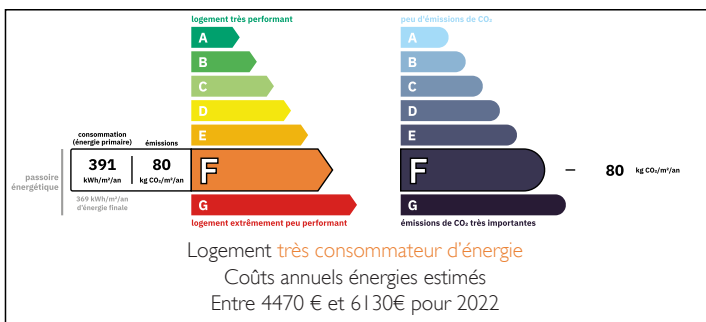
GROUND FLOOR

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,



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.



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...