LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47478GCA22 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Three-bedroom detached village property with garden. Within walking distance to amenities

EXCLUSIVE







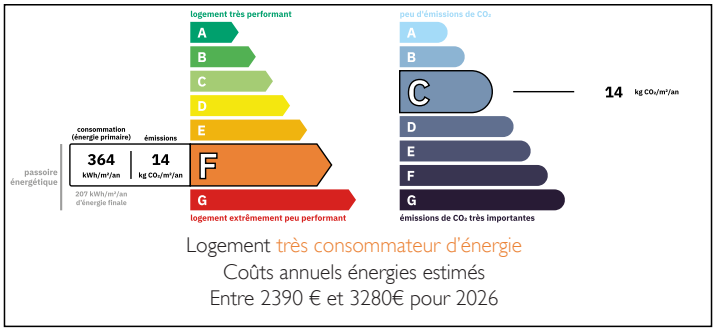








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INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	542 m2

IN BRIEF

This spacious and bright detached village property offers three bedrooms, a private enclosed garden and convenient access to local amenities which are all within walking distance.

On the ground floor, the property comprises a small entrance porch, which leads to a lounge with a stone fireplace housing a log burner. The lounge leads through to the recently renovated kitchen, which has space for dining, plenty of storage and an electric oven with a gas hob. The kitchen also benefits from direct access to the rear garden.

Also on the ground floor are a bedroom, and a separate WC with washbasin.
Stairs from the lounge lead to the first floor, where there are two further bedrooms and a newly renovated bathroom.

To the rear of the property is a private, enclosed

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.
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NOTES

DESCRIPTION

The property benefits from mains drainage and is heated by the log burner in the lounge, and electric radiators in some of the rooms.

There is space to park several cars on the driveway in front of the house.
The village of Plussulien has a bar/restaurant and a bakery. The nearby towns of Corlay and Saint Nicolas du Pelem provide a wider range of amenities including small supermarkets, restaurants, bars, banks, and other local commerce.

DETAILS
- Small entrance porch
- Lounge (4.81m x 4.36m) with wood laminate flooring, stone fireplace with log burner, window to front. Understairs storage cupboard.
- Kitchen (3.51m x 4.76m) with tiled floor, window, storage cupboards and work surface, gas hob and electric oven, extractor fan. Door to garden
- Bedroom 1 (4.92m x 2.07m) with wood laminate flooring, window to front and electric radiator.
- WC with washbasin

FIRST FLOOR
- Bedroom 2 (2.80m x 4.80m) with wood laminate flooring, electric heater and window
- Bedroom 3 (2.99m x 4.93m) with wood laminate flooring, electric heater and window
- Bathroom (1.46m x 1.47m) with tiled floor, bath with shower, WC and washbasin

GARDEN to rear
Door to the cellar (35m2)
Driveway to the front of the house

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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