

Contemporary 3-bed house set in pretty countryside just 10km from the beaches of Brittany's Goëlo coast



INFORMATION

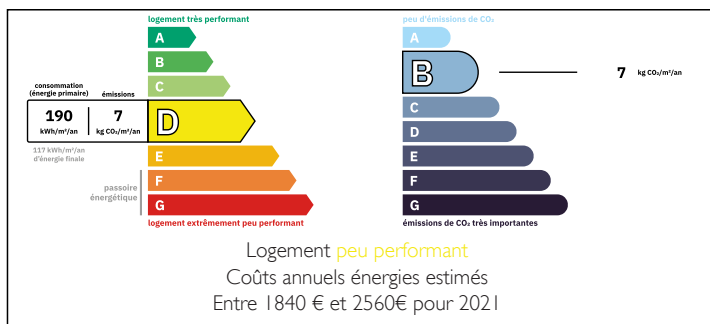
Town:	Pludual
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	3930 m2



IN BRIEF

Nestled in pretty countryside, just 15 minutes from the beautiful Goëlo coast, this well-maintained contemporary home offers a flexible and spacious living space. The ground floor features a bright salon with patio doors opening onto the gardens, a well-equipped semi-open kitchen with breakfast bar, and a separate dining room that could easily be converted to a bedroom. A shower room with WC, laundry room and storage room with access to the garage and rear garden complete this level. Upstairs are bathroom with adjoining bedroom, a second bedroom leading to a third smaller room, currently a bedroom, which could be transformed to a bathroom to create a suite. Outside, the property sits in attractive gardens to front and rear with a terrace, barbecue corner, play area and storage sheds. For golf lovers, the 12-hole course at Boisgeline is just...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: **664 EUR**

NOTES

DESCRIPTION

Contemporary house, constructed circa 2001, 105 m², with electric heating & individual drainage (fosse septique), on a plot of 3930 m².

GROUND FLOOR :

- Entrance with storage cupboards leading directly to the main living space
- Semi-open fitted kitchen 18.8 m² with breakfast bar
- Salon 30 m² with patio doors to the gardens to the front and rear and wood-burner
- Room 11 m² with storage cupboards, currently serving as dining room but could be repurposed to provide a ground floor bedroom
- Bathroom 4 m² with washbasin, WC & shower
- Laundry room 5.2 m²
- Rear porch 5.9 m² with doors to the garage and the rear garden
- Garage 14.8 m²

FIRST FLOOR :

- Bedroom 9 m²
- Bathroom 4 m²
- Bedroom 12 m² leading to a second room, currently used as bedroom, 8 m² with washbasin - could be converted to a bathroom to create a bedroom suite

EXTERIOR :

- Gardens to front and rear with storage sheds
- Barbecue corner
- Terrace
- Land currently used as play park

Local amenities - Pléhedel 3km; Lanvollon 6km, Plouha 6km

Main amenities & rail links - Paimpol 15km; Guingamp 20km; Saint-Brieuc 31km

Beach - Plage Palus at Plouha 10km

Golf course : Golf Gilles de Boisgelin 5km

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