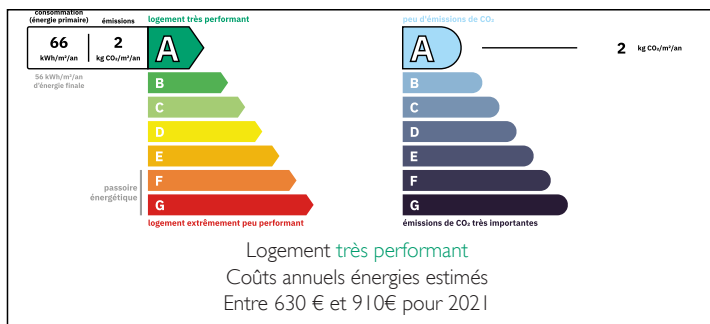


An owner-built two bedroom bungalow on a quiet estate near Corlay and Saint Nicolas du Pelem.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	140 m ²
Plot Size:	946 m ²

IN BRIEF

Built in 2020 by the owner, this beautifully presented two-bedroom bungalow offers spacious, single-level living in a peaceful setting, with extensive views across the surrounding valley. Set on a 946 m² plot, with approximately 140 m² of living space, the property requires no work and is ready to move into.

Situated within a small development of individual homes, the bungalow enjoys a quiet residential setting while remaining just a short walk from local amenities. Designed with comfort and practicality in mind, it benefits from excellent A/A energy ratings and underfloor heating throughout.

The front door opens into a generous open-plan living space that combines a lounge, dining area and professionally fitted kitchen, including solid oak worktops and integrated appliances.

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.



DESCRIPTION

The front door opens onto the generously-sized living and dining room, with a professionally-fitted modern kitchen. To the left of the living room are the two bedrooms, one en-suite, offering comfort and practicality

The utility room provides additional built-in storage and includes appliances. A door leads through to a large garage with practical storage and workspace.

Outside, the plot includes a lawned garden area and a beautiful terrace, perfect for relaxing and dining outdoors with far-reaching valley views.

Ample driveway parking is complemented by a separate guest parking area to the rear.

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NOTES

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