

\*\*\* Under Offer \*\*\* A little house completely renovated to a very good standard



## INFORMATION

Town:	Plémy
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	822 m2



## IN BRIEF

Nothing to do but put down your suitcases and make it your own. Would make a perfect holiday home or rental property, benefiting from a sunny garden and a separate outbuilding with further land for a vegetable garden or more parking.

## ENERGY - DPE

DPE in progress.

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

A lovely little house with nothing to do, situated in a small hamlet, quite close to Ploeuc sur Lie which has all amenities and a weekly market. Benefiting from a manageable garden and terrace, plus an outbuilding, garage and another small patch of land for your veggies or extra parking.

Downstairs; Living room of a good size with a corner kitchen, a shower room off and a separate WC.

Upstairs; 2 bedrooms and access to loft.

Outside; Garden with a shady area for sitting and a grassed area. Outbuilding, garage and a further small parcel of ground.

This property would be ideal as a holiday rental, for long term rental or as a lock up and leave holiday home.

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

## LOCAL TAXES

**Taxe foncière:** 250 EUR

**Taxe habitation:** EUR

## NOTES