

OFFER ACCEPTED Detached 3 bedroom stone house. Gîte to renovate. Swimming pool. Near Plémet.

EXCLUSIVE



## INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	70 m2
Plot Size:	2698 m2

## IN BRIEF

Large stone "longère" in a beautiful location, just 5 minutes from Plémet.

It has been designed with disability access, wide doors, ground floor bedroom, WC and wash basin. It offers space, tranquility, and the possibility of a gîte next door (needs renovation)

Ground floor:

The entrance to the main house is to the lounge and dining room with exposed beams and a wood-burner.

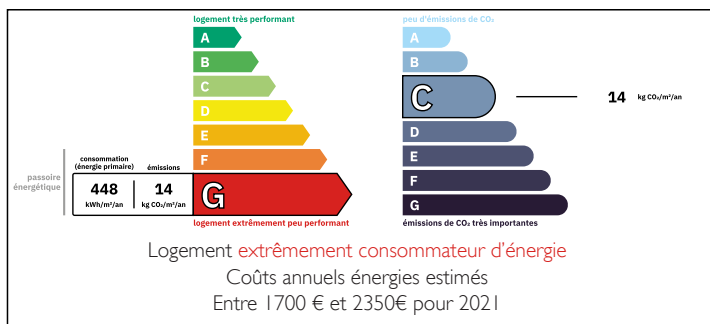
Newly fitted kitchen, modern and equipped.

Bedroom with wc and vanity unit, with access to the garden from the bedroom.

First floor:

The staircase is open and leads to the master bedroom, two further bedrooms and a family bathroom.

## 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.



## DESCRIPTION

The property has an in-ground swimming pool with security fencing recently installed. It is surrounded by woodland and there is a stream at the bottom of the land. Very peaceful and beautiful spot.

The house will require updating, so you can put your mark on it.  
New roof and pool and terrace.  
Needs a fosse and is single glazed.

Situated only 5 minutes from PLEMET with all amenities, and only an hour from the coast and the large cities of RENNES and ST BRIEUC.

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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 habitation: EUR

## NOTES