

Only 800 metres from the sea and situated in a peaceful hamlet, charming stone property of 93 m2.



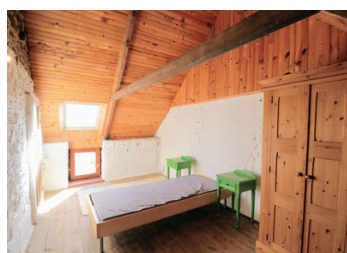
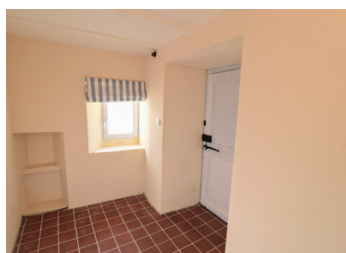
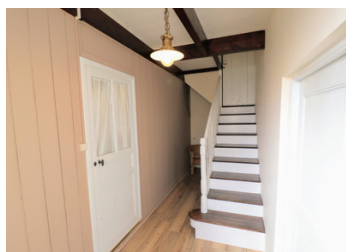
INFORMATION

Town:	Plouézec
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	93 m2
Plot Size:	517 m2

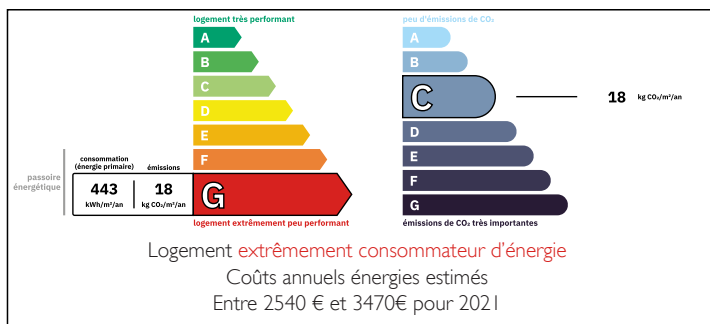
IN BRIEF

Situated only 800 metres from the coast and not far from the village, you will be overwhelmed by the beauty of this environment offering a splendid panorama of Paimpol, the Ile de Bréhat and the highest cliffs in Brittany. Classified as a "Station Verte" (green resort) with a 14 km long coastline, home to beaches, oyster farms and a marina, PLOUEZEC also has numerous shops that are complemented and punctuated by a weekly market.

This very charming stone property offers 93 m2 of living space and will give you the freedom to arrange it as you wish. Its garden, entirely enclosed, has 2 outbuildings, fruit trees and a well. Connected to the mains drainage system, water production is provided by a gas boiler and, in addition to the convactor heaters, a wood-burning stove will add a warm touch to...

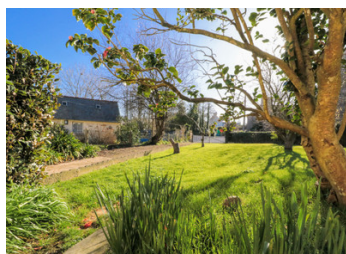


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 563 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

ON THE GROUND FLOOR :

- By the entrance, a corridor serving the ground floor and the 1st floor.
- A small room used as an office or storage room.
- A large living/dining room with a fireplace and a recent wood burner.
- A kitchen with direct access to the garden.
- A shower room with washbasin and shower.
- A toilet.

ON THE FIRST FLOOR :

- A bedroom.
- A large attic of almost 35 m to arrange according to your needs.
- A small room.

EXTERIOR :

- Adjoining the house, a laundry room.
- Separate 18 m2 outbuilding/workshop under fibre cement roof.
- A well.

The whole plot sits on a 517 m2 landscaped garden with fruit trees.

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