

Three-bedroom village house with garden and panoramic views of the countryside.

EXCLUSIVE



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	365 m2

IN BRIEF

Full of character, this three-bedroom house is located close to the centre of the village of Saint Gilles Pligeaux.

The accommodation is bright and deceptively spacious and stretches over three floors.

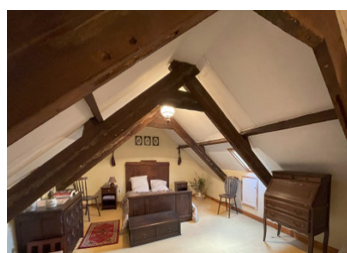
The ground floor has an entrance hall, living space with kitchen, a bathroom and a separate WC.

The first floor has a spacious landing area and two good sized bedrooms.

On the second floor is a large bedroom.

A terraced area stretches across the front of the house and the garden is located to the side, with beautiful views over the countryside. There is also a small garden shed.

The house is semi-detached and benefits from double glazing and mains drainage.



ENERGY - DPE

DPE not required.

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:	250 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

GROUND FLOOR

Hallway with vinyl floor

Lounge/kitchen (5.44m x 3.38m) with windows to front and rear, tiled floor, electric heater, beams, fitted kitchen and breakfast bar.

Bathroom (1.39m x 2.37m) with tiled floor, bath and washbasin

WC with tiled floor

FIRST FLOOR

Landing with window and carpeted floor

Bedroom 1 (2.97m x 3.41m) with window, electric heater and carpeted floor

Bedroom 2 (4.19m x 2.45m) with window, electric heater and carpeted floor

SECOND FLOOR

Bedroom 3 (3.97m x 6.24m) with Velux window, beams, electric heater and carpeted floor

Garden, Shed.

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