

## Modern single-storey house with two bedrooms and a garage

### EXCLUSIVE

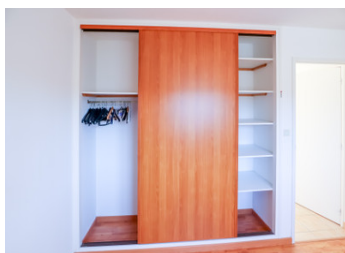


### INFORMATION

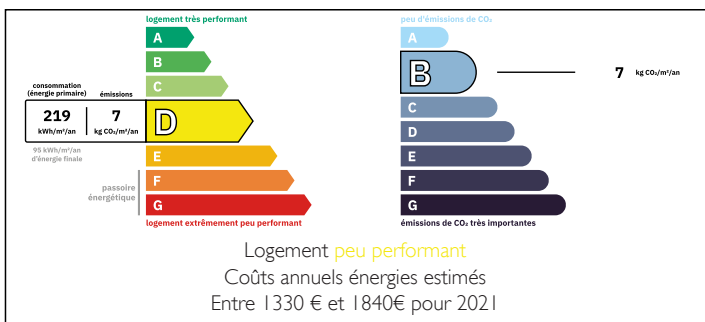
Town:	Plouigneau
Department:	Finistère
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	556 m2

### IN BRIEF

This single-storey, two-bedroom house has many advantages. It is located in a village with all amenities, 15 minutes from Morlaix, in a residential area. The weekly market is a 5-minute walk away, and the supermarket is 600 meters away.

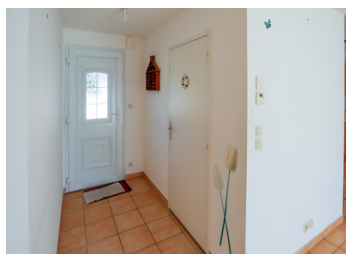
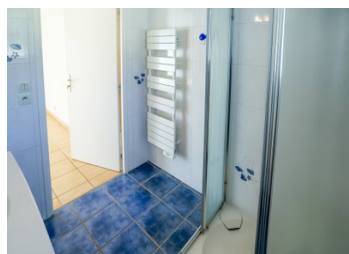


### ENERGY - DPE



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

This house, built in 2006, is laid out as follows:

Entrance (3.30 m<sup>2</sup>) providing access to the main room.

Separate toilet.

Living/dining room (33 m<sup>2</sup>) with sliding glass doors leading to the terrace.

Open-plan living area connected to a 7.50 m<sup>2</sup> fitted and equipped kitchen (oven, hood, built-in dishwasher, gas/electric stove, large storage cupboards). A door leads to the 23 m<sup>2</sup> garage, with an attic above.

A hallway leads to:

Bathroom (4.90 m<sup>2</sup>)

Bedroom 1 (12.84 m<sup>2</sup>)

Bedroom 2 (12.09 m<sup>2</sup> + double closet/wardrobe)

All shutters are electrically operated as well as the gate and garage door(remote controls included for the latter).

The terrace is equipped with an awning and two privacy screens. to lunch in the shade.

Garden shed (concrete slab, shelving, electricity)

Morlaix is 15 minutes away, TGV station 15 minutes, airport 40 minutes, Roscoff ferry terminal 35 minutes.

Several beaches nearby (20 to 30 minutes away).

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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: 157 EUR**

**Taxe habitation: EUR**

## NOTES