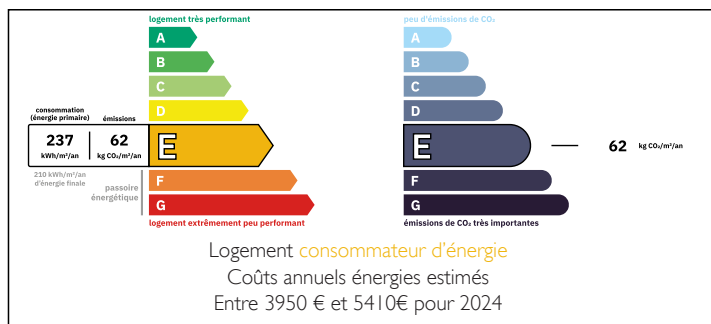


Mains drains, beautiful 4/5 bedroom stone longere on edge of village, close to Gouereac.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Plélauff
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	122 m ²
Plot Size:	5880 m ²

IN BRIEF

800m from the canal, this fantastic property has an enormous amount of potential, formerly a house and gite, now a large family home with secure enclosed private gardens 4.2km from Gouereac, 11km from Rostenen and 13km from the lac de Guérledan. 1h30 to the ferry port

HOUSE Entry glazed hardwood door to:
GROUND FLOOR

KITCHEN / DINING~5.3m X 4.8m (25.4m²)

A fitted kitchen with slot in cooker, sink, dishwasher, oil fired boiler , dining area , tiled floors, exposed beams, double glazed window with shutters to front. Stairs to the first floor.

SHOWER ROOM 1 ~

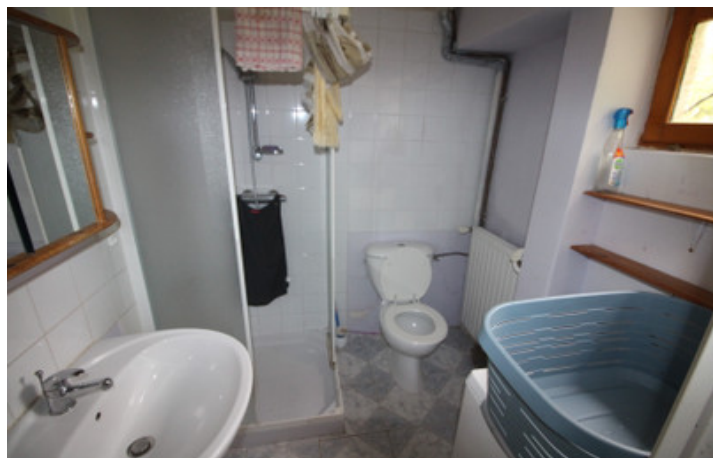
Tiled floor, shower and sink, plumbing for washing machine.

SNUG~ 3.2m x 4.9m (15.6m²) radiator, window to the rear of the property.

LOUNGE / DINING ROOM~ 6.2m x 4.7m

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: 680 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

BEDROOM 1~ 4.15m x 3.3m (13.6m²)

Tiled floor, radiator and Double glazed window overlooking the rear of the property.

BATHROOM 1~1.73m x 3.33m (5.7m²) Jacuzzi Bath, shower, washbasin, WC, tiled floors, double glazed window to rear.

Stairs from the lounge to first floor leading to LANDING AREA ~

BATHROOM 2~1.73m x 3.33m (5.7m²) Bath with shower over , washbasin, WC, wooden floors, double glazed window to rear.

BEDROOM2~ 1.92m x 4.7m (9 m²)

Wooden floor , exposed beams, radiator and Double glazed velux window overlooking the front and rear of the property.

BEDROOM 3~ 2.12m x 4.8m (10m²)

Wooden floor , exposed beams, radiator and Double glazed velux window overlooking the front and rear of the property.

stairs from the kitchen to first floor leading to

BEDROOM 4~ 2.3m x 4.6m (10.1 m²)

Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.

WC~1.73m x 3.33m (5.7m²) toilet and washbasin, tiled floor, double glazed velux window to rear.

SMALL ROOM CURRENTLY USED AS A BEDROOM 5~ 3.1m x 4.55m under the eaves (7m²

over 1.80, 14m² under the eaves) Carpet floor covering, exposed beams, electric radiator and Double glazed velux window overlooking the front of the property.

OUTSIDE SPACE 5880m²

Enclosed large private garden, with mature fruit trees.

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