LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29106DVI22 Price: 329 500 EUR

agency fees to be paid by the seller

Very rare, very spacious house of 167 m DPE B, 6 bedrooms, 2 garages, an outbuilding of 200 m on 4200 m















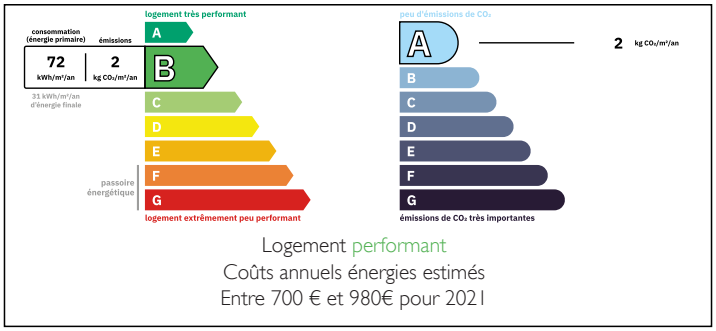
INFORMATION

Town:	Châtelaudren-Plouagat
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	167 m2
Plot Size:	4200 m2

IN BRIEF

Quietly located just twenty minutes from a wide choice of beaches, in a small, peaceful commune of some 600 souls, superb contemporary property comprising 6 bedrooms, including a master suite on the first floor. You'll love the tranquility, spaciousness and luminosity of this home. Central heating is supplied by a heat pump, while the first floor benefits from underfloor heating and offers the option of installing a wood or pellet stove. A study, a utility room, a large laundry room, a double garage including a storeroom used as a cellar, a convertible attic and a large south-facing tiled terrace overlooking the magnificent landscaped garden complete this comfortable home. Ideal for a large family, this property is also ideal for

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 700 € et 980€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**848 EUR**

NOTES

DESCRIPTION

GROUND FLOOR :

- Large hallway with cupboards.
- WC with washbasin.
- A study.
- A master suite with direct access to the south-facing terrace, including a bathroom with vanity unit and bathtub.
- A large, bright living/dining room with numerous windows and direct access to the terrace and garden, including a fitted kitchen (possibility of connecting a wood or pellet stove).
- A room used as a storeroom.
- A large laundry room with heat pump (air/water).
- A double garage.
- A storeroom used as a cellar.

FIRST FLOOR :

- A large hallway.
- Five bedrooms.
- Shower room with washbasin and shower.
- WC.
- Large attic suitable for conversion.

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