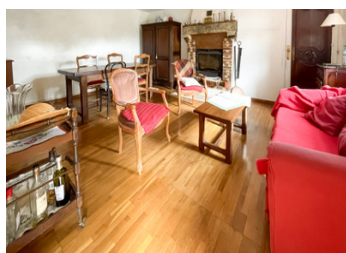


Pretty two-bedroomed property with over 7000m2 of woodland. Rural location.



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	7202 m2

IN BRIEF

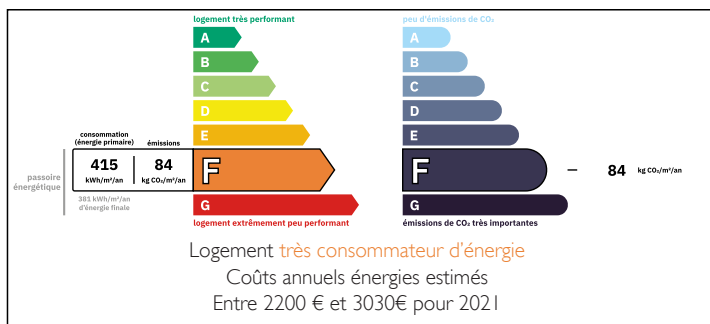
This lovely property which would make a super holiday home, or equally a principal residence. Some updating is required.

It is situated on the outskirts of Saint-Gilles Pligeaux in a quiet rural location, and its garden, leads to extensive woodland behind the house.

A small entrance hall leads directly to the lounge, and an office. The lounge has a chimney with an insert woodburner, and space for dining. A hallway from the office leads to a bedroom, a bathroom and kitchen. There is also a laundry / boiler room on the ground floor.

On the first floor is an additional bedroom with a separate WC. There is an additional room (to finish) which could be a third bedroom, or studio or office space.

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.



LOCAL TAXES

Taxe foncière: 381 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

It is a short drive to the village, where there is a bar, tabac and a grocery store. Supermarkets, banks, pharmacies, restaurants and bars are all easily within a 20-minute drive, in the town of Saint-Nicolas du Pelem, Corlay and Quintin. The closest beaches are 30 minutes away.

GROUND FLOOR

Small entrance hall, leading to :

LOUNGE (4.88m x 3.94m) with window to the front, wooden flooring, chimney with insert, radiator and a door leading to the laundry room/workshop.

OFFICE (1.86m x 3.24m) with wooden floor and radiator

Hallway leading to :

BEDROOM 1 (2.96m x 4.02m) with wooden flooring, radiator and window

KITCHEN (3.22m x 3.30m) with tiled floor, window to front, radiator, sink and drainage board.,

BATHROOM (2.10m x 2.10m) with two windows, washbasin, WC, bath and tiled floor.

LAUNDRY/BOILER ROOM (3.34m x 5.97m) with partially tiled floor and door and window to front. The boiler is WEISSMAN brand and has just been serviced.

WORKSHOP (3.24m x 4.11m) with concrete floor

FIRST FLOOR

BEDROOM 2 (4.17m x 6.29m) with wooden flooring, radiator, Velux windows and beams

WC (1.62m x 1.30m) which also houses the water heater.

OFFICE / ADDITIONAL BEDROOM (4.73m x