

Charming Detached House in a Tranquil Hamlet Near Ploeme



INFORMATION

Town:	Ploeme
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	92 m ²
Plot Size:	1480 m ²

IN BRIEF

This beautiful detached house in a small hamlet, close to the peaceful town of Ploeme, has three good sized bedrooms, with the master bedroom being very large with a built in wardrobe at the bottom end.

Downstairs there is a large living room with a log burner.

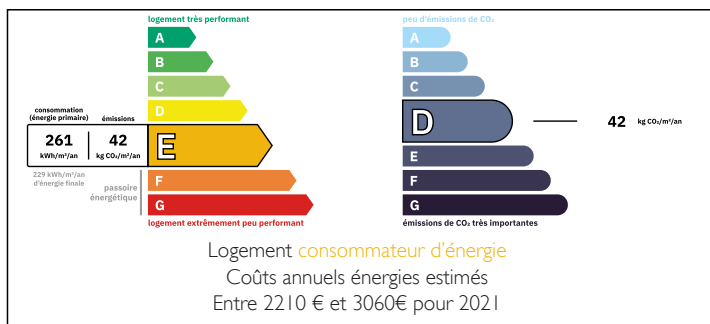
The kitchen is a pleasant work space with a large made to measure door leading to the living room

The toilet and shower room are on the ground floor.

The house benefits from oil fired central heating.



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

Discover your dream home in a serene hamlet close to Plemet which has all the needed amenities including Doctors, Dentists, Banks and a supermarket. A short drive away is the town of Loudeac which is much bigger and boasts a large Velo drome, Swimming pool, and other sports amenities and a shopping zone which houses numerous shops. .

This delightful detached house offers three bedrooms, including a spacious master bedroom. The ground floor features a large living room with a cozy log burner, perfect for relaxing evenings (6.68x4.35). The kitchen (4.49x3.10) is a pleasant workspace, complete with a custom-made door leading to the living room. Additionally, the ground floor includes a convenient toilet and shower room.

Up stairs are three bedrooms. The master bedroom is a large airy room (8.5x2.3) that has enough space, if you so wished, to install an en-suite. Bedroom 2 (4.4x2.2) and bedroom 3 (3.7x2.5) would be perfect bedrooms for a family or to use as work space or studies.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES