

Charming countryside ensemble of main house, 2 gites and swimming pool in 1.8 hectares



INFORMATION

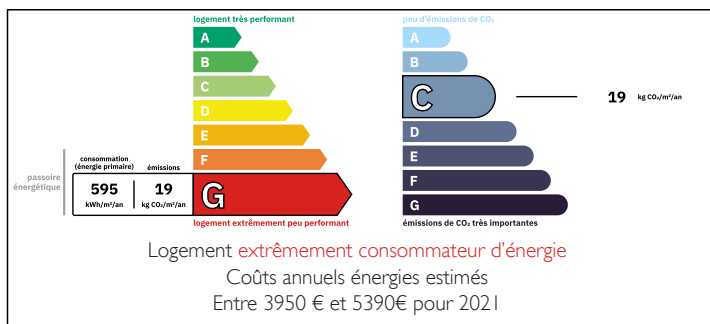
Town:	Plésidy
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	19053 m2

IN BRIEF

Property comprising a main house and 2 gîtes set in wooded grounds, with swimming pool, outbuildings to renovate, and a well. It is situated in Plésidy, just south of Guingamp (TGV) and in very easy distance of the Bay of St Brieuc, Pordic, Binic and Saint Quay Portrieux - a really great location for you and your gîte guests.

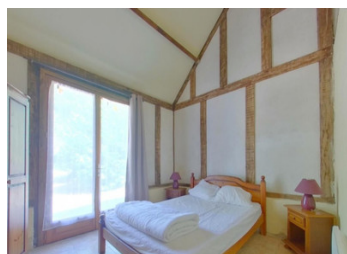


ENERGY - DPE



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

The main house comprises a living room (38m²) with wood-burning stove, opening onto a fitted kitchen on the ground floor and 2 bedrooms and a shower room upstairs.

The 1st gite offers a living room (31m²) with wood-burning stove, open-plan fitted kitchen, upstairs shower room and 2 bedrooms.

The 2nd gite offers a living room (29m²), open-plan fitted kitchen and a bedroom on the ground floor, and a shower room and bedroom upstairs.

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

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES