

Village house requiring renovation, ideal investment opportunity in the heart of Brittany

EXCLUSIVE



INFORMATION

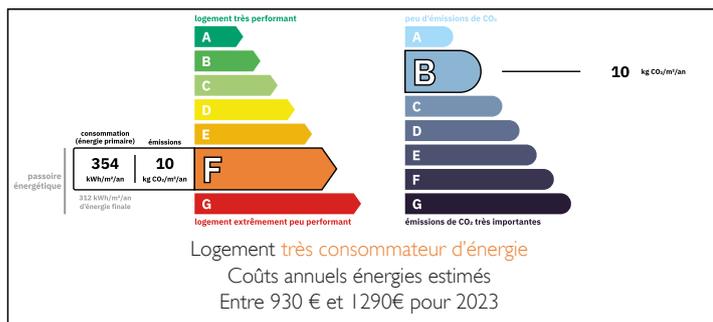
Town:	Plumieux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	53 m ²
Plot Size:	0 m ²



IN BRIEF

This traditional house is situated in the centre of the village with parking available in front of the house and amenities within walking distance. Entering the property, you have a hallway, and a large room currently divided by a wooden and glass partition. Remove this and create an open living space of 28.5m². A solid wooden staircase leads to the first floor with one large bedroom 25.6m² with two windows to the front, a wooden parquet floor and exposed beams. There is plenty of room to add a shower room and fit a new staircase to the loft area where a second bedroom and shower room could be created. This space already has wooden floorboards. Although this property does not have a garden, to the rear is a cave/workshop with stone walls and mud floor and does...

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 Village of Plumieux has a small supermarket, bars, bakery, post office and hairdresser. Larger towns of Plémet and Loudeac are a short drive. The Medieval town of Josselin with its beautiful Château and Nantes Brest canal & Ploërmel with golf course & water sports at the Lac au Duc are close by. The house is well situated for all the road networks, Roscoff is 2 hours away, St Malo/Dinard and Rennes 1 hour. The Brittany coasts either North or South are only just over an hour's drive.

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