

Just 1/4 hour from the beaches and bordered by a river, traditional cob house set in wooded grounds.



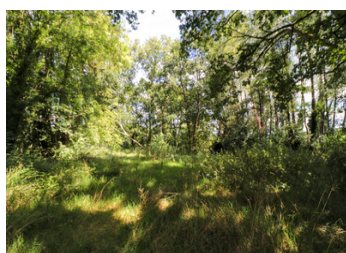
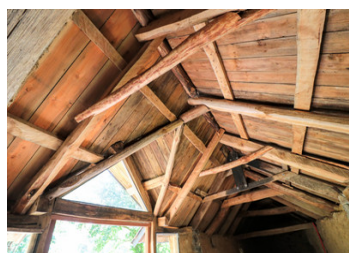
INFORMATION

Town:	Pléguen
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	64 m2
Plot Size:	9565 m2

IN BRIEF

Just ten minutes from a wide choice of beaches and situated between two woods in a peaceful, natural setting, this property of almost 1 hectare comprises a traditional mud house, an outbuilding, a wood of mainly cherry trees and a meadow bordered by a river.

It is in this idyllic setting, in harmony with the surrounding nature, that LEGGETT Immobilier offers you this authentic property with character. Major renovation work has already been carried out, including renovation of the exterior walls, replacement of the roof structure and installation of a new natural slate roof. Currently comprising two main rooms, the interior can be arranged to suit your needs. One of them offers the possibility of creating a mezzanine. Water, electricity and fibre optics are expected to be connected. An individual drainage system will need to be installed. ...

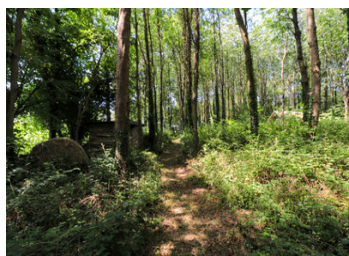


ENERGY - DPE

DPE not required.

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

DWELLING :

- 2 main rooms, one with the possibility of creating a mezzanine.

OUTSIDE :

- A 13 m2 chalet and a henhouse.

Set in 9565 m2 of predominantly wooded grounds with numerous cherry trees and a meadow bordered by a river.

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

LOCAL TAXES

Taxe foncière: 25 EUR

Taxe habitation: EUR

NOTES