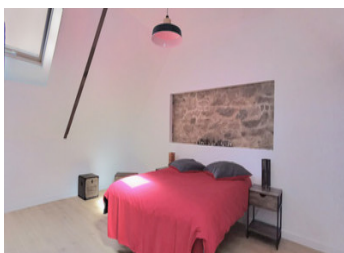
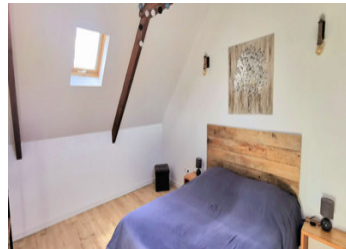
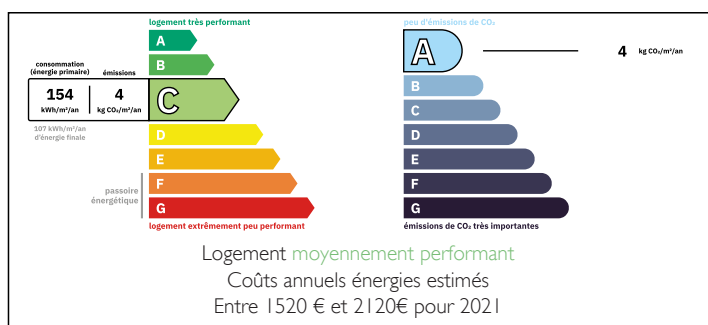


Stone house - four bedrooms, plot 4,000m2, eight minutes from Bourbriac, twenty minutes from Guingamp

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Plésidy
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	4000 m2

IN BRIEF

Leggett Immobilier offers you a beautiful stone walkway, family house, renovated in an impeccable style, between Bourbriac and Quintin, in a green setting.

The house consists of:

- on the ground floor: a large living room on the floor (48 m²), with its wood-burning stove, a large, functional fitted kitchen with a wood-burning stove and a stove, a bathroom with toilet, and a laundry room

- the floor is accessible by two stairs that serve one: two beautiful bedrooms with large dressing room, the other a beautiful bedroom and an office, a dressing room and a bathroom, toilet.

Outside, you can enjoy a cellar, a workshop room, a carport, a large garden, which you can enjoy in complete privacy.

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

Leggett Immobilier offers a beautiful stone walkway, family house, renovated in an impeccable style, just eight minutes from Bourbriac, twenty minutes from Quintin and Guingamp, in a green setting.

The house offers you:

On the ground floor:

- a large living room on the floor, with a surface of 48m² with its wood-burning stove,
 - a large, functional fitted kitchen with a wood-burning stove and a stove with a surface area of approximately 37 m²,
 - a bathroom with toilet,
 - a laundry room with a surface area of approximately 14 m²;
- The floor is accessible by two stairs which serve:
- one: two beautiful rooms (about 19 and 20 m²) with large dressing room,
 - the other: a beautiful bedroom (18 m²) and an office (7 m²) a dressing room and a bathroom, toilet.

LOCAL TAXES

Taxe foncière: **439 EUR**

Taxe habitation: **EUR**

NOTES

Outside, you can enjoy a cellar (about 15 m²), a workshop room (about 9 m²), a carport, a large garden, which you can enjoy in complete privacy.

The heating is wood-based and the floor has reversible air conditioning.

Guaranteed success for lovers of the countryside.

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