

Pretty 2/3 bedroom central village property, with roof terrace. Great lock-up-and leave holiday home !



EXCLUSIVE



## INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	25 m2

## IN BRIEF

Located in the heart of the village of Plussulien, this lovely property has recently been updated throughout.

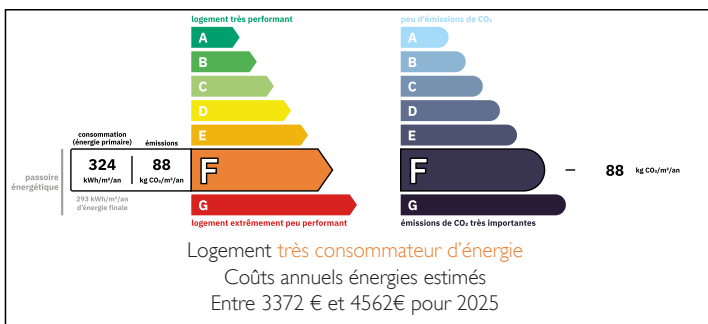
On the ground floor are a lounge, with space for dining, a fitted kitchen, dining room/bedroom, a laundry room and WC. The space in the hallway has been cleverly configured to add a small office space.

On the first floor are two double bedrooms, and a shower room with WC. A door from the landing area leads to a spacious roof terrace, which has a tiled floor and is fully enclosed.

The property had new double-glazed windows, with shutters, and external doors installed in 2022. It is connected to mains drainage, and has oil-fired central heating.

Externally are a small storage building, and space for

## 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

### Ground Floor

- Entrance Hall
- Lounge (5.96m x 3.18m) with wood laminate flooring, radiator and two large windows
- Kitchen (2.58m x 3.40m) with tiled floor, heating boiler, fitted cupboards and drawers, sink, window, and radiator
- Dining Room (2.77m x 3.94m) with tiled floor, radiator, built-in storage, and window
- Utility Room 2.010m x 3.41m) with separate WC, a tiled floor, plumbing for washing machine, large sink, new water heater, and door to rear
- Hallway with stairs to first floor and small office space

### First Floor

- Small landing area with external door to balcony
- Bedroom 1 (3.28m x 2.98m) with wooden floor, radiator and large window
- Bedroom 2 (2.99m x 4.26m) with wooden floor, radiator and large window
- Bathroom (1.67m x 2.43m) with laminate floor, large shower, washbasin and vanity unit, WC, radiator and window.

Roof terrace with tiled floor and space for dining

Small outbuilding (1.6 x 5.5m) housing the oil tank and with space for storage

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

## LOCAL TAXES

Taxe foncière: **391 EUR**

Taxe habitation: **EUR**

## NOTES