

Reduced: 133,000 plus fees! This detached 3-bedroom home could be your escape to peace and quiet.

## EXCLUSIVE



## INFORMATION

Town:	Plumieux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1161 m2

## IN BRIEF

Lovely countryside views from this spacious 3-bedroom home.

3 Bedrooms — including 1 on the ground floor.

Bright lounge with log burner

kitchen + dining area.

Ground floor bathroom with bath + separate toilet.

Upstairs: 2 bedrooms, shower room + toilet, and a large landing with potential for a 4th bedroom.

Plenty of storage throughout.

Oil central heating + double glazing with shutters.

Outside:

Large, enclosed garden with double gates

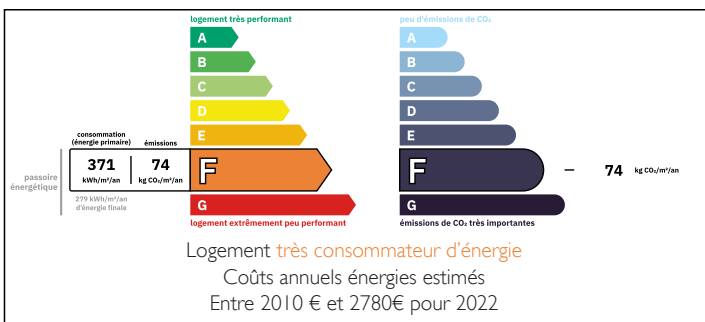
Private parking for 2 or 3 cars.

Covered terrace – perfect for outdoor dining or relaxing in the sunset.

Quiet hamlet location with breathtaking views.

Move straight in and enjoy it as it is, or start a project and make it truly your own!

## 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.



## LOCAL TAXES

Taxe foncière:	270 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Spacious Detached 3-Bedroom Home with Lovely Countryside Views.

Tucked away in a quiet hamlet, this move-in-ready home offers comfort, character, and space to grow —

3 Bedrooms (incl. ground floor)

Cosy lounge with log burner (13.27 m<sup>2</sup>)  
kitchen (9.8 m<sup>2</sup>) opening into a light-filled living area.  
Ground floor bathroom (4.15 m<sup>2</sup>) + separate WC  
Handy storage room (6.8 m<sup>2</sup>) & attached utility room (9.36 m<sup>2</sup>)

Upstairs:

Bedroom 2 (14.6 m<sup>2</sup>)

Bedroom 3 (9 m<sup>2</sup>)

Shower room (4.9 m<sup>2</sup>)

Spacious landing (29.5 m<sup>2</sup>) — ideal for a 4th bedroom or workspace.

Double glazed windows & shutters

Oil central heating

Large enclosed garden with double gates, with private parking.

Covered outdoor terrace for al fresco living.

Fosse conforms.

Short drive to the nearby village with:

Shops, bakery, bar/restaurant, local market on a Tuesday, health services, post office, schools, & more!

Just 20 mins to Ploërmel & Loudéac, and 1 hour to airports & ferries

Near medieval Josselin & the scenic Nantes-Brest Canal — perfect for walking & cycling.

Lac au Duc offers plenty of activities including golf and watersports.

47 km to the nearest beach.