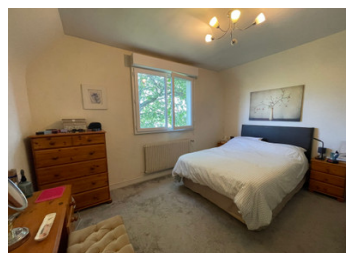


Detached 3 bedroom village property with beautiful gardens.



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	88.45 m2
Plot Size:	1248 m2

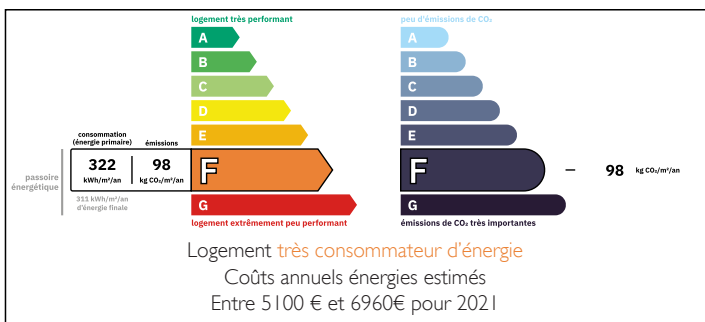


IN BRIEF

An ideal opportunity to purchase a detached property in Plessala. This three bedroom house has a ground floor bedroom with two further rooms upstairs. In Plessala there is a small supermarket, bakery, florist, hair dressers and bar all within easy walking distance.

Situated in Central Brittany the house is 53 miles from the port at St Marlo, 49 miles from the airport in Rennes. The beautiful coastal town of Val Andre with it's amazing coast line is 24 miles from the house.

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 property is situated in a quiet, residential road with a driveway suitable for parking of three plus cars. The front garden is lawned and has a number of mature trees and shrubs and a path to the front door.

As you enter the front door there is a large, bright hallway. To the left is the lounge (3.076 x 6.497m²) which is double aspect with patio doors to the rear garden and patio doors to a small balcony at the front, ideal for that al fresco cup of morning coffee or evening wine! To the right of the front door is the ground floor bedroom (2.731 x 3.190m²), next to this is the shower room (1.559 x 2.200m²) with a separate WC (1.638 x 0.876). At the rear of the property is the kitchen (2.98 x 6.248) which has room for a dining table and patio doors to a terrace. The kitchen has lovely views over the large garden.

Upstairs there is a landing (2.918 x 2.685m²) with a large coat cupboard. Both of the bedrooms have cupboards/wardrobes in the eaves which makes for perfect storage.

Bedroom 2 (3.123 x 3.954m²)

Bedroom 3 (3.197 x 4.023m²)

Bedroom 3 has a Jack and Jill door to the shower room (2.069 x 1.654m²) which has shower cubicle, WC and sink. The shower room can also be accessed via the landing.

In the sous sol (basement) the current vendors have made good use of the...

LOCAL TAXES

Taxe foncière: 807 EUR

Taxe habitation: EUR

NOTES