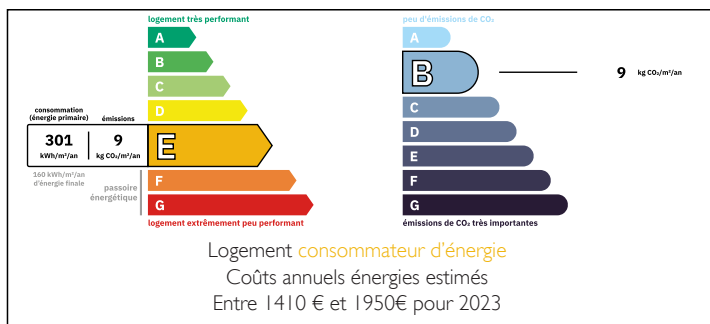


**UNDER OFFER** Charming 2-bedroom stone cottage, with garage and low-maintenance garden, on the edge of a village

**EXCLUSIVE**



## ENERGY - DPE



## INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	65 m <sup>2</sup>
Plot Size:	830 m <sup>2</sup>

## IN BRIEF

This lovely property would make an ideal holiday home or a main residence, and is within walking distance of the village centre.

On the ground floor, you'll find a spacious kitchen (24 m<sup>2</sup>) with plenty of room for dining, and with a wood-burning stove. The kitchen is well-equipped with built-in cupboards, an electric oven, dishwasher, and fridge-freezer. It is a bright room with a window overlooking the garden, and has a tiled floor.

The lounge (3.73 m x 4.77 m) also has a window with garden views, a carpeted floor, and stairs leading to the first floor. There is a fireplace and the possibility of reopening the chimney that was previously in use.

Also on the ground floor is a shower room (2.04 m x 1.36 m) with a WC, shower, washbasin, plumbing for a washing machine, and tiling work to...

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

There is also a bathroom (3.84 m<sup>2</sup>) to complete, which already has a WC, washbasin, and bidet installed. A spacious storage cupboard is conveniently located on the landing space.

Outside, there is a generous gravelled garden with established trees and shrubs, and a garage (16.5 m<sup>2</sup>). There is also a separate gated driveway to the rear of the house.

Withing walking distance of the village of Saint-Gilles-Pligeaux, which has a bar, tabac, and grocery store. Larger supermarkets, banks, pharmacies, restaurants, and additional bars are just a 10-minute drive away in Saint-Nicolas-du-Pélem, Corlay, and Quintin.

## LOCAL TAXES

**Taxe foncière: 334 EUR**

**Taxe habitation: EUR**

-----

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

## NOTES