

7 bedroom property in centre of village, full of character

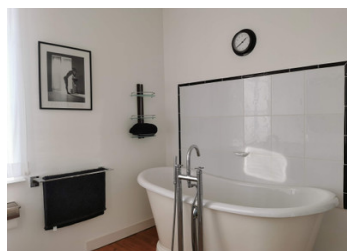


INFORMATION

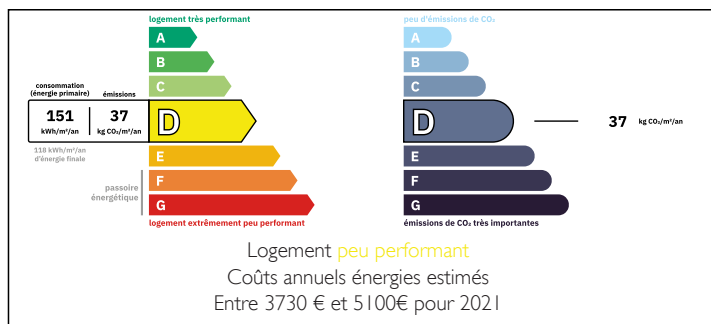
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	7
Bath:	3
Floor:	196 m2
Plot Size:	190 m2

IN BRIEF

Great family home or ideal business opportunity. This 7 bedrooomed house is in Central Brittany, set in stunning countryside, enjoy tranquil walks, a friendly community, and easy access to nearby towns. Brittany's mild climate, rich culture, and beautiful coastline make it perfect for families or visitors wanting to explore.



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

You enter the property into the main living space which is a bright room with room for dining table and comfy sofas. There is a large fitted kitchen, laundry area, a separate dining room or snug plus access to the garden.

Outside there is a South-West facing terrace plus garden which is a manageable area. There is also a shed with access to the front of the house. There is a well in the garden.

On the first floor are 3 bedrooms, one of which has an ensuite bathroom plus a family shower room and separate WC. On the 2nd floor there is a large lounge area plus 4 further bedrooms and a bathroom with bath, shower, sink and WC.

On the top floor there is an attic room which would be a perfect child's play area with velux windows.

The property has a DPE rating of a D. It has Gas central heating and is on mains drainage. There are many original features with particularly beautiful wood floors throughout the property.

More photos available.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES