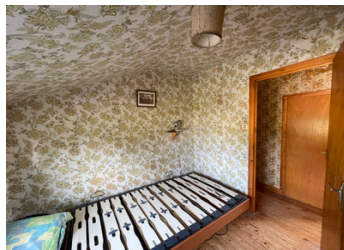


Detached 3-bedroom house with outbuildings 14,348m of land and beautiful countryside views



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	14348 m2



IN BRIEF

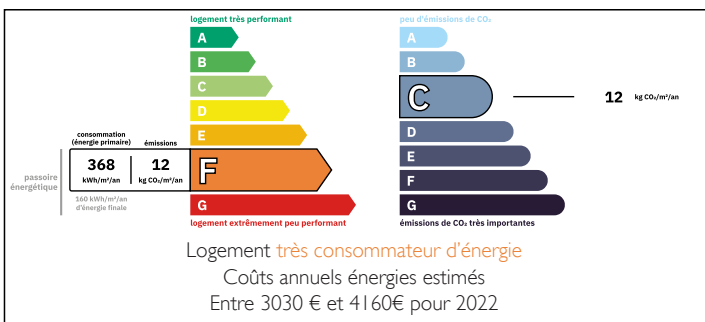
A fantastic opportunity to purchase a spacious, detached three-bedroom house with multiple outbuildings, set in a peaceful countryside location on the outskirts of Saint Gilles Pligeaux.

The Main House:

The ground floor comprises:

- A large veranda (2.50m x 9.85m) with tiled floor, glazed windows on three sides with blinds, 2 Velux rooflights, built-in storage and 2 electric radiators
- Fitted kitchen (16.56m²) with tiled floor, electric radiator, window over veranda, cupboards, work surfaces, fridge, dishwasher, gas cooker and washing machine
- Lounge/dining room with wooden flooring, window overlooking the veranda and glazed door to the rear garden
- Ground floor bedroom (5.00m x 3.50m) with vinyl

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 habitation: EUR

NOTES

DESCRIPTION

The first floor offers:

- Bedroom 1 (2.51m x 3.76m) with wooden flooring, window, electric radiator and separate closet
- Bedroom 2 (2.68m x 3.96m) with wooden flooring, window, electric radiator and separate closet
- Office/dressing room (2.64m x 3.16m) with wooden flooring, window and electric radiator
- WC with washbasin

The house benefits from double glazing and electric heating throughout.

Outside

- Attached woodshed and garden to the rear with fabulous open countryside views
- A separate plot of land with a small house to renovate, a ruin, former stables, a carport and a garage
- A further plot of land with a large hangar and a traditional bread oven

Situated in a quiet hamlet close to the village of Saint Gilles Pligeaux, where you'll find a local épicerie, bar and tabac. The larger town of Saint-Nicolas-du-Pélem is just a 10-minute drive and offers all necessary amenities including a supermarket, pharmacy, bank, restaurants and more.

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